

**MOORE COUNTY PLANNING BOARD  
REGULAR MEETING  
THURSDAY, APRIL 7 2016, 6:00 PM  
MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> Floor**

**CALL TO ORDER – 6 PM**

**INVOCATION – (Member Volunteer)**

**PLEDGE OF ALLEGIENCE – (Member Volunteer)**

**MISSION STATEMENT – (Member Volunteer)**

**I. PUBLIC COMMENT PERIOD** (*Procedures are attached*)  
Please sign up on the Public Comment Sign In sheet near the door

**II. APPROVAL OF CONSENT AGENDA**

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of March 3, 2016
- C. Consideration of Abstentions

**III. PUBLIC HEARING**

- 1. Pine Valley Solar Farm, LLC is requesting a Conditional Use Permit to construct a commercial Solar Collector Facility on approximately 30 acres of an overall approximately 89.44 acre parcel (ParID 00022606) located south of NC Hwy 211 in West End, owned by McDonald Family Farms as identified in Moore County tax records.
- 2. McDonald Family Farms, LLC is requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) to Industrial (I) of the northern portion, being approximately 1.78 acres of an approximate 2.75 acre parcel (ParID 00022600) located on Knox Lane near the intersection of NC Hwy 211 and NC Hwy 73, owned by JR Square LLC as identified in Moore County tax records.
- 3. Moore County Planning Staff is requesting the following amendment to the Moore County Unified Development Ordinance: ***Amend*** “Boat Sales and Service (outdoor storage in rear/side yard only)” to “Boat & RV Sales, Service, Storage” as listed in Section 7.1.2 Table of Uses.
- 4. Moore County Planning Staff is requesting a General Use Rezoning from Highway Commercial District (B-2) to the Gated Community – Seven Lakes District (GC-SL) of two parcels (ParID 20050198 and 20070132), overall approximately 6.27 acres located on Longleaf Drive in Seven Lakes West, owned by Seven Lakes Landowners Association as identified in the Moore County tax records.

**IV. WORK SESSION**

**V. OTHER BOARD MATTERS**

**VI. PLANNING DEPARTMENT REPORTS**

**VII. BOARD COMMENT PERIOD**

## **VII. UPCOMING EVENTS**

- Tuesday, April 5, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Tuesday, April 19, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Tuesday, May 3, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- **Thursday, May 5, 2016 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**
- Tuesday, May 17, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.

## **VIII. ADJOURNMENT**

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is give to the County.*

*Please see attached procedures for the Public Comment Period and public comment during Public Hearin*

## **PUBLIC COMMENT PROCEDURES MOORE COUNTY PLANNING BOARD**

*The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:*

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*
- 1. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*
- 1. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*
- 2. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*
- 3. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 4. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*
- 5. Any applause will be held until the end of the Public Comment Period.*
- 6. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*
- 7. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*
- 8. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

*Adopted on the 4<sup>th</sup> day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board*

**MOORE COUNTY PLANNING BOARD  
PUBLIC HEARINGS PROCEDURES**

*The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:*

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

*Adopted on the 5<sup>th</sup> day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board*

**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY MARCH 3, 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:** Rich Smith (Chair), Aaron McNeill (Vice Chairman),  
Eddie Nobles, David Lambert, Scott McLeod, Bobby  
Hyman

**Board Members Absent:** Buck Mims, Gene Horne, Joseph Garrison

**Staff Present:** Debra Ensminger, Planning Director  
Brenda White, Deputy County Attorney  
Theresa Thompson, Senior Planner  
Lydia Cleveland, Administrative and Transportation  
Program Manager

**CALL TO ORDER**

Chairman Rich Smith called the meeting to order.

**INVOCATION**

Vice Chairman Aaron McNeill offered the invocation.

**PLEDGE OF ALLEGIANCE**

Board Member Scott McLeod lead in the reciting of the Pledge of Allegiance

**MISSION STATEMENT**

Board Member Bobby Hyman read the Moore County Mission Statement.

**PUBLIC COMMENT PERIOD**

There was no public comment.

**APPROVAL OF THE CONSENT AGENDA**

- A. Approval of Meeting Agenda
- B. Approval of Minutes of February 4, 2015
- C. Consideration of Abstentions

Vice Chairman McNeil motioned to approve the Consent Agenda and the motion was seconded by Board Member David Lambert. The motion passed unanimously (6-0).

## **PUBLIC HEARING(S)**

Chairman Smith introduced the public hearing as the following.

**Sedberry Farm, LLC is requesting a Conditional Use District rezoning of ParID 00034424, 00034425, 20060568, and 20060569 owned by Mary Elizabeth H. Sedberry; overall is approximately 32 acres, from Residential and Agricultural-40 (RA-40) to Rural Agricultural – Conditional Use District (RA-CUD) use “Solar Collector Facility.” The parcel is located on Airport Road.**

Senior Planner Theresa Thompson stated the following as part of her presentation.

“The applicant, Sedberry Farm LLC, is requesting to rezone an approximate 32 acres from Residential and Agricultural-40 to the Conditional Use District-RA. Conditional Use District rezoning involves a second step of considering a conditional use permit for a specific use allowed in the RA zoning district. The applicant is requesting a conditional use permit approval for a solar collector facility. Both requests are separate and require separate approvals or denials. This property is currently undeveloped. There is also a vacant home that will remain on the site though will not be inhabited. Surrounding land uses includes single family residential and agricultural. The adjacent zoning districts include RA-40. Staff has determined there to be general compatibility of uses in the existing and proposed zoning districts as indicated in the chart on page two of your staff reports. Staff has determined that the proposed rezoning request is consistent with the Moore County Land Use Map that classifies this area of land as Rural Agricultural which is in general compatibility with the RA zoning district. The Land Use Plan states that the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses and other rural activities. The RA Zoning District encourages that same mixture. The proposed rezoning is compatible with Land Use Plan goals in that the property is a large tract of land and being rezoned to RA supports operative environments for agriculture. Another goal is to preserve large tracts of prime agricultural land to ensure that farming remains a viable part of the local economy and Goal Action 1.5.2 is to support new developments that utilize existing infrastructure that most economically preserves open space. This is a large piece of property and more likely to preserve more open space based on the permitted and conditional uses allowed in the RA zoning district. Regarding the request for the solar collector facility, the proposed site plan meets all UDO requirements. In addition to the UDO requirement, the applicant is installing a twenty five foot buffer along the front property line to include as a requirement for approval. In addition, the applicant has agreed that all specific use standards will be met as specified in the UDO which will be inspected by county staff before a Certificate of Occupancy is issued. This includes the decommissioning plan which will be submitted upon the issuance of the Certificate of Occupancy. Staff recommends the Board to make three separate motions. The first motion will be to adopt the Planning Board Land Use Plan Consistency Statement (being either the approval or denial worksheet included in your packet). The second motion is to make a recommendation to the Board of Commissioners to approve or deny the rezoning request. The third motion would be to make a recommendation to the Board of

Commissioners to approve or deny the Conditional Use Permit for the use of a “Solar Collector Facility.” Thank you and please let me know if you have any questions.”

Chairman Smith asked the Board if they had any questions.

The Board did not have any questions at this time.

Chairman Smith called on the first speaker, Mr. Tom Hester.

A gentleman named Mark Tucker stood up and explained that he is the attorney representing the applicant and the order of those that signed up is not the order he intended to present the material. Mr. Tucker asked the Board if he could bring each individual up to explain the request. The Board agreed and Mr. Tucker began with an overview of the project with a description of some of the features of the property. When referencing the site plan Mr. Tucker explained that the dashed line is the perimeter of the leased property. The applicant will be leasing this section for 30 years with no extensions or renewals of the lease. Mr. Tucker explained that just inside this line is a solid line with little round circles which represents a six foot fence with two feet of barbed wire. This will be installed as a requirement by the NC Utilities Commission. In between the lease line and the fence is a twenty five foot buffer and Ms. Parker is going to talk more about the buffer later in the presentation. Mr. Tucker briefly described the intended buffer that will utilize the existing buffer where possible and minimize grading. Mr. Tucker continued to explain that access to this property will be from Airport Road. The area between the fence and Airport Road is where construction materials will be staged and construction workers will park over the course of approximately ninety days. In regards to the solar panels themselves they will be facing south and the one pole holding them up will be pounded into the ground with no concrete or cement. This will allow the land to go back to the way it is today in thirty years after the end of the lease. Everything will be underground until the point of interconnection because at this point it is tied into existing utilities. Mr. Tucker further stated that there are a two structures and a house on the property. The two structures will be torn down but the owners would like the foundation and chimney of the house to remain intact with a park or garden to be created in this area.

Board Member McLeod asked for confirmation that the only items to remain will be the chimney and foundation. Mr. Tucker stated that this is the current plan. Board Member McLeod asked if this will be completed before a Certificate of Occupancy is issued. Mr. Tucker stated that a timeline has not been discussed.

Mr. Kenneth Sedberry explained that his mother and he are the owners of the property and would like the property to remain in the family as well as be viable farm land.

Chairman Smith asked Mr. Sedberry if his intention is to do the work on the existing house congruently with the construction of the solar farm. Mr. Sedberry stated that he is willing to do that or could happen after; he just does not want to get in the way of construction.

Board Member McLeod explained that the concern is that once a Certificate of Occupancy is granted Mr. Sedberry could change his mind and let it stay there and fall down. Mr. Sedberry stated that he will not let that happen.

Chairman Smith stated we can work something out and Mr. Tucker asked if this could be part of the Conditional Use Permit.

Ms. Ensminger stated that it could be placed as a condition.

Mr. Tucker asked the Board if they had any additional questions.

Chairman Smith stated that the Board is very concerned about surrounding neighbors so I am very excited about leaving the existing vegetation where you can and please leave it as thick as you can and please do not let anyone make any mistakes the first day.

Mr. Tucker stated that we will discuss the buffer in a few moments but in regards to the adjacent property owners we held three community meetings on February 23<sup>rd</sup>, February 25<sup>th</sup>, and February 27<sup>th</sup>. Over the course of the three meetings a total of 37 people attended of the 188 people invited and for most part general questions were discussed. There was one specific concern that came up over the course of two meetings that was in regards to the Lakeview Community Dam. There was some concern about the trucks during construction and the weight possibly damaging the dam. Mr. Iony has been working with this community and we will not drive over this dam.

Mr. Tucker explained that due to the topography of the land, the curve of Airport Road and the wetlands to the west there is natural buffers.

Ms. Katherine Parker stated that she works as the Vegetative Construction Manager for Strata Solar in the capacity to plan, design, and install vegetation on Strata's Solar Farms. There is approximately 2000 linear feet of road frontage and about half of that is buffered to existing vegetation. If you are coming from the west the existing vegetation serves as a screen onto the site. The more exposed areas of the farm are approaching from the east, the northeast corner, and the eastern side. Along the northern portion of the farm we are proposing a double staggered row of evergreen trees. We are modifying what is required by Moore County. We are going to be installing those at five feet and we are going to increase the number of plants per hundred feet that is required. The type of tree for the northern border where screening is not an issue we will provide "green giants". This plant type is very hardy and will mature to be forty to fifty feet in height; it can put three to four feet of growth in height and width per year. For the eastern, southern, and western borders we are going to propose a double staggered row of Nellie Stevens Holly's that will be planted at five feet in height and will mature out to about twenty five feet in height and ten feet wide and will create a dense evergreen continuous hedge. Each of these plants is recommended by the NC Cooperative Extension and does really well in this area. Ms. Parker concluded by expressing that we are committed to making sure it is properly screened.

Chairman Smith asked if the Nellie Stevens Holly is on the list of approved hedges in Moore County. Ms. Parker stated it is not on the recommended list, there are primarily native plants on this list and the Nellie Stevens Holly is Cultivar. This plant is not evasive and I would recommend this plant above the native plants.

Tom Hester a State Certified Appraiser stated he is in the process of preparing a report after visiting the site and neighborhood and found no evidence where the solar farm impacted surrounding properties.

Jim Hailey the Engineer on the project; developed the site plan. Mr. Hailey stated he believes the site plan meets the county's ordinances and will not materially endanger the public's health or safety.

Mr. Tucker stated that Mr. Iony will speak next to discuss the communication with the Lakeview Community. Mr. Iony explained that this situation is not uncommon and Strata Solar has individuals on staff experienced to develop alternative traffic patterns to complete construction.

Mr. Tucker wanted to reiterate in closing that this project satisfies two goals of the Moore County Land Use Plan including maintaining the rural nature and agricultural uses as well as creating renewable energy.

Citizen Robert Hodges had a couple of questions including if this rezoning would only be for a solar farm and if this would negatively impact the value of his property. Ms. Ensminger explained that this type of rezoning is specifically for this use of a solar farm and Mr. Hester stated this project would not negatively impact his land value.

Vice Chairman McNeill asked Ms. Ensminger what would happen to this property if after 15 years instead of 30 it became decommissioned. Ms. Ensminger stated it would have to come back before the Board as a staff initiated item.

Board Member Nobles asked what the distance from the airport is and is there any safety of flight to consider. Mr. Davis Plinket stated that part of his job is to complete studies including a glare study and it was found that there is not a hazard to aviation.

Ms. Ensminger stated this site is six miles from the airport.

Chairman Smith closed the public hearing.

Board Member David Lambert made a motion to adopt the attached Moore County Planning Board Rezoning Worksheet and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Vice Chairman McNeill, and the motion passed unanimously 6-0.

Board Member David Lambert made a motion to endorse the Moore County Board of Commissioners to approve the conditional use district rezoning on the parcels known as

ParID 00034424, 00034425, 20060568, and 20060569 from Residential and Agricultural-40 (RA-40) to the Rural Agricultural District- Conditional Use District (RA-CUD). The motion was seconded by Vice Chairman McNeill, and the motion passed unanimously 6-0.

Board Member McLeod asked that as part of motion three we require the applicant to include language that all building material with the exception of the foundation and chimney be removed prior to a Certificate of Occupancy being issued.

Board Member David Lambert made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit including the recommendation to address the vacant structure for the use of “Solar Collector Facility” on the parcels known as ParID 00034424, 00034425, 20060568, and 20060569, and authorize the Chairman to execute the Board Order with recommended conditions. The motion was seconded by Vice Chairman McNeill, and the motion passed unanimously 6-0.

### **OTHER BOARD MATTERS**

No other board matters were discussed.

### **PLANNING DEPARTMENT REPORTS**

Planning Director, Debra Ensminger stated that we have a heavy agenda for the month April and we will not have a work session.

### **BOARD COMMENT PERIOD**

No comments were made by the Board.

### **ADJOURNMENT**

Board Member Nobles made a motion to adjourn. The motion passed unanimously (6-0)

Respectfully submitted by,

Lydia Cleveland

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Ensminger  
Planning & Transportation Director

**DATE:** February 29, 2016

**SUBJECT:** Conditional Use Permit Request: Solar Collector Facility,  
Commercial (“Pine Valley” – NC Hwy 211)

**PRESENTER:** Theresa Thompson

**REQUEST**

Pine Valley Solar Farm, LLC is requesting a Conditional Use Permit to construct a commercial Solar Collector Facility on approximately 30 acres of an overall approximately 89.44 acre parcel (ParID 00022606) located south of NC Hwy 211 in West End, owned by McDonald Family Farms as identified in Moore County tax records.

This case was properly advertised, a public hearing sign was posted on the property, and all adjacent property owners were notified.

**BACKGROUND**

- The subject portion of property was rezoned on February 2, 2016 to Rural Agricultural (RA).
- The northern portion of this property (approximately 6.82 acres) was rezoned on June 4, 2014 to B-2 (Highway Commercial District).
- The central portion of this property (approximately 14.39 acres) was rezoned to RA-CUD (Rural Agricultural – Conditional Use District) on February 18, 2014 for the specific use of sand mining.
- The proposed area is currently undeveloped.
- There are thirty-one (31) adjacent properties. Adjacent uses include a solar collector facility (inside of Foxfire’s zoning jurisdiction), single family homes, and a sand mine (located on the same property).

**REQUIRED FINDINGS**

In recommending the Conditional Use Permit the following findings must be met:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;

4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. In this instance, the proposed use is reflected in the goals of the Moore County Land Use Plan adopted in November 2013. Specifically, Goal 3: Optimize the Uses of Land Within the County of Moore; under Goal 3, Action 3.4.4 states, “Plan for the development of alternative energy systems that minimize the adverse impacts to prime agricultural lands and public water supply watersheds.”

#### **ADDITIONAL CONDITIONS**

Staff recommends the applicant agree to the following additional condition: Should the Zoning Administrator, Building Inspector, Environmental Health, the Fire Marshal, or NCDOT identify minor changes staff shall be authorized to accept such minor modifications to site plan as necessary.

#### **RECOMMENDATION**

Staff recommends the Moore County Planning Board make the following motion:

**Motion:** Make a motion to endorse the Moore County Board of Commissioners to approve/deny the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00022606.

#### **ATTACHMENTS**

- Pictures of Property
- Vicinity Map
- Land Use Map
- Conditional Use Permit Application
- Submitted Site Plan

**View of property from NC Hwy 211**



**View of driveway from NC Hwy 211**



**View of internal rail road**

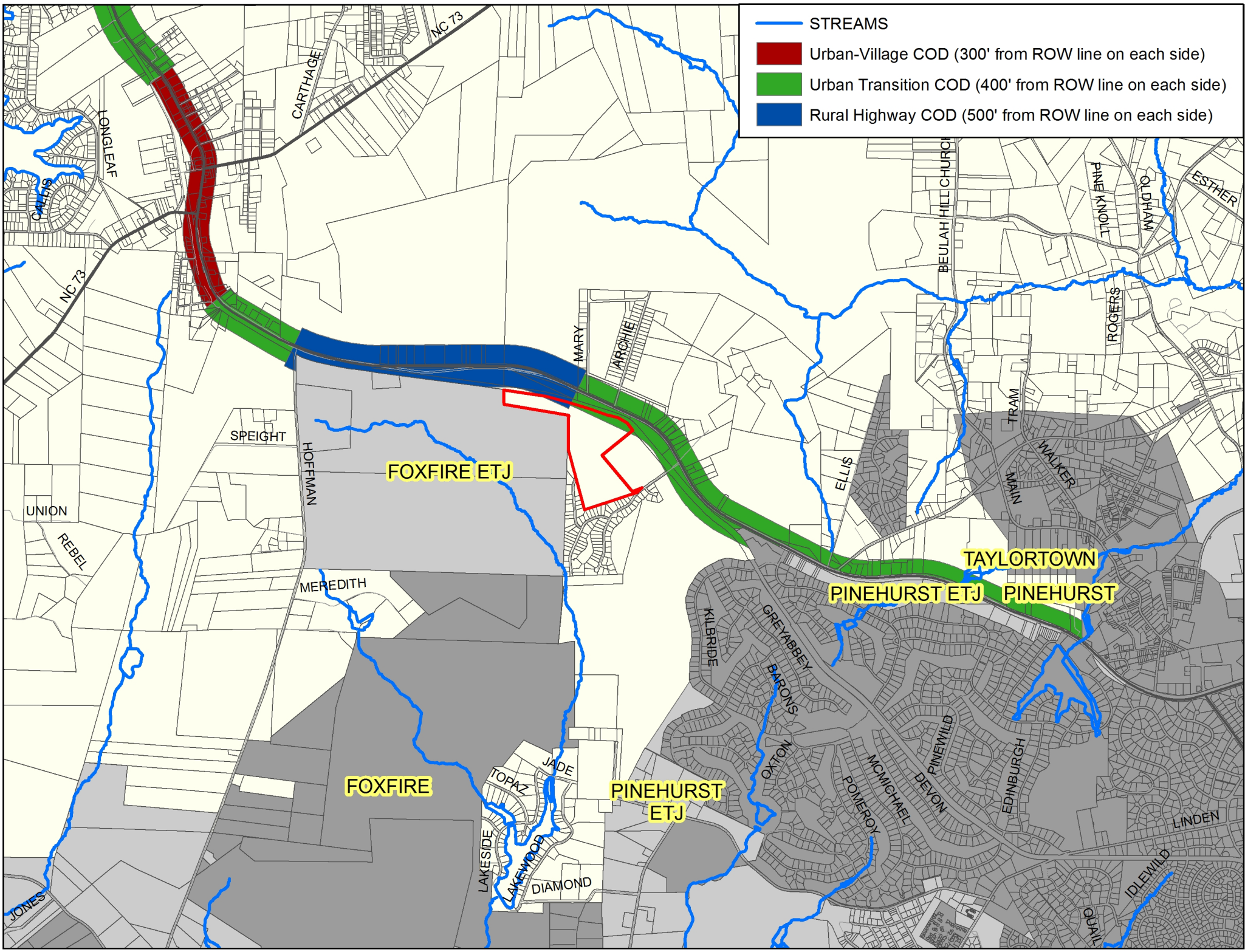


**View of Carolina Power & Light Co. substation from NC Hwy 211**



**View from the end of Carolina Pines Drive (site located beyond the trees).**





— STREAMS

Urban-Village COD (300' from ROW line on each side)

Urban Transition COD (400' from ROW line on each side)

Rural Highway COD (500' from ROW line on each side)

FOXFIRE ETJ

FOXFIRE

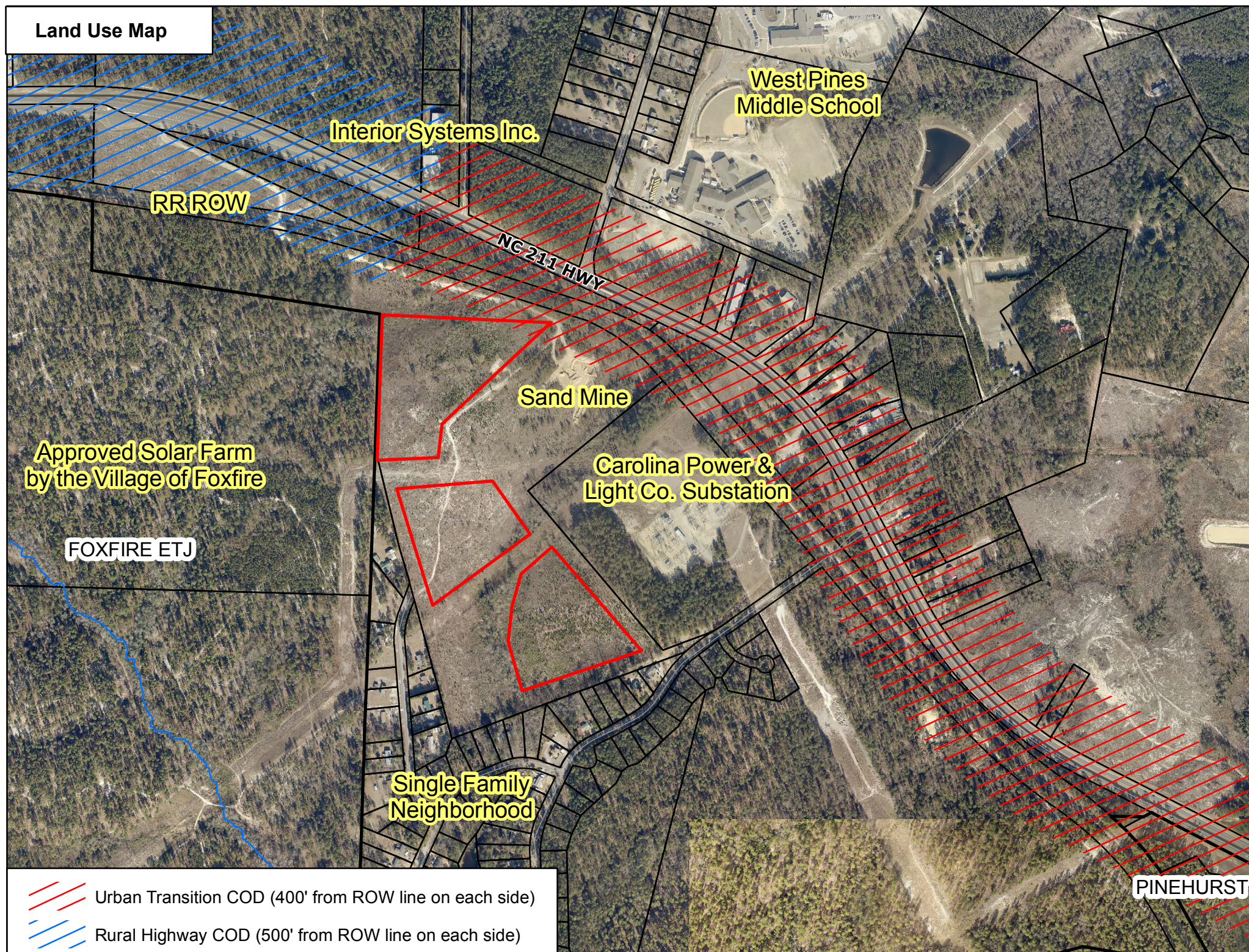
PINEHURST ETJ

TAYLORTOWN

PINEHURST ETJ

PINEHURST

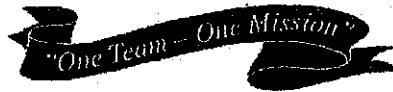
# Land Use Map



App# 13374e



## PLANNING & COMMUNITY DEVELOPMENT



P.O. Box 805  
1048 Carriage Oaks Drive  
Carthage, NC 28327  
Planning: 910.947.5010  
Central Permitting: 910.947.2221  
Fax: 910.947.1303  
www.moorecountync.gov

### Conditional Use Permit Application

Application Date: February 18, 2016			
Location/Address of Property: 100 Pine Valley Lane, West End, NC 27378			
Applicant: Pine Valley Solar Farm, LLC		Phone:	
Applicant Address: 12921 Buckeye Drive	City: Galthersburg	St: MD	Zip: 20878
Owner: McDonald Family Farms, LLC		Phone: 910-695-6652	
Owner Address: 3286 NC 73 Highway PO Box 349	City: West End	St: NC	Zip: 27378-0349
Current Zoning District: RA	Proposed Use: Ground Mount Solar Farm		
Comments: Pine Valley Solar Farm, LLC is requesting a Conditional Use Permit on parcel ID 00022606 to allow use for a solar farm in meeting the requirements for Moore County.			
<b>Application Submittal</b> The applicant must submit a complete application packet on or before the submittal deadline. This includes: <input checked="" type="checkbox"/> Completed Moore County Conditional Use Permit Application. <input checked="" type="checkbox"/> Application Fee (\$175). <input checked="" type="checkbox"/> Postage sufficient to notify all adjacent landowners FOR TWO MAILINGS. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is \$6.49. This includes \$3.30 (certified mail) plus \$2.70 (return receipt) plus \$0.49 (first class stamp). <input type="checkbox"/> A detailed site plan. (See page two of this packet for list of items to include.)			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
 Applicant/Owner Signature		2/19/16 Date	
 Applicant/Owner Signature		2/19/16 Date	
<b>Office Use Only:</b> PAR ID: 00022606  Received By: 3/1/16 Date			

March 3, 2016

Theresa Thompson, Senior Planner  
Moore County Planning Department  
PO Box 905 / 1048 Carriage Oaks Drive  
Carthage, NC 28327  
Direct: 910-947-4598  
Main: 910-947-5010  
Fax: 910-947-1303

Re: Pine Valley Solar Farm, LLC Application for a Conditional Use Permit to Construct a Solar Collector Facility

Dear Ms. Thompson:

Please accept this letter as the Conditional Use Permit ("CUP") application of Pine Valley Solar Farm, LLC ("Pine Valley") for a Solar Collector Facility proposed for construction by on approximately 30 acres owned by McDonald Family Farms (the "Solar Farm").

The property is located west of NC Highway 211, west of the Aberdeen, Carolina & Western Railroad Easement, and on the north side of Pine Valley Lane. The Solar Farm is sited on land zoned RA and a Solar Farm is a conditional use. As shown on the enclosed site plan, the Solar Farm will meet all of the applicable development requirements of the Moore County Zoning Ordinance (the "Ordinance"). This proposed use also meets all of the findings required under Section 3.9 of the Ordinance, as summarized below:

1. The proposed use will not materially endanger the health and safety if located where proposed and developed according to plan. The Solar Farm configuration contains no moving parts. The electric components will have an Underwriters Laboratories listing and the Solar Farm will comply with the edition of the National Electrical Code adopted at the time of construction. The Solar Farm will be surrounded by a wire mesh fence with three strand barbed wire on top. Solar panels are designed to absorb rather than reflect light. The Solar Farm will not have any lighting, and no hazardous substances will be utilized on the site.
2. The use meets all required conditions and specifications. The Solar Farm meets all applicable requirements of Sections 9.3.27 of the Ordinance for a Solar Collector Facility. Furthermore, as reflected on the enclosed site plan, the Solar Farm meets or exceeds the screening and set back requirements of Sections 8.2 and 10.2 of the Ordinance.
3. The proposed use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. The area surrounding the site is largely rural, agricultural and sparsely developed and the Solar Farm is harmonious with the adjacent uses and neighborhood uses. The Solar Farm will not injure the value of adjoining or abutting property. The Solar Farm panels are

located no closer than 150' from the nearest residence and will be screened from view. Furthermore, a Certificate of Public Convenience and Necessity was issued by the North Carolina Utilities Commission on December 1, 2015.

4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. The area surrounding the site is largely rural, agricultural and sparsely developed and the Solar Farm is harmonious with the adjacent uses and neighborhood uses. The Solar Farm is a low intensity use which maintains the existing wetland areas and potential foraging areas for the red cockaded woodpecker. The Solar Farm presents no potential hazardous waste, the production of electricity is virtually silent, with any noise from the inverters dissipating to background levels at the fence line of the Solar Farm and the traffic will be less than that of a single family home. The Solar Facility is in general conformity with the County's land use plan which specifically encourages development of alternative energy systems in areas that minimize the adverse impacts to prime agricultural lands and public water supply watersheds.

We understand this CUP application will be considered by the Planning Board on April 7, 2016 meeting and by the County Commission on May 17, 2016. Thank you again for your assistance, and please call me with any questions about this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Quinlan', with a stylized flourish at the end.

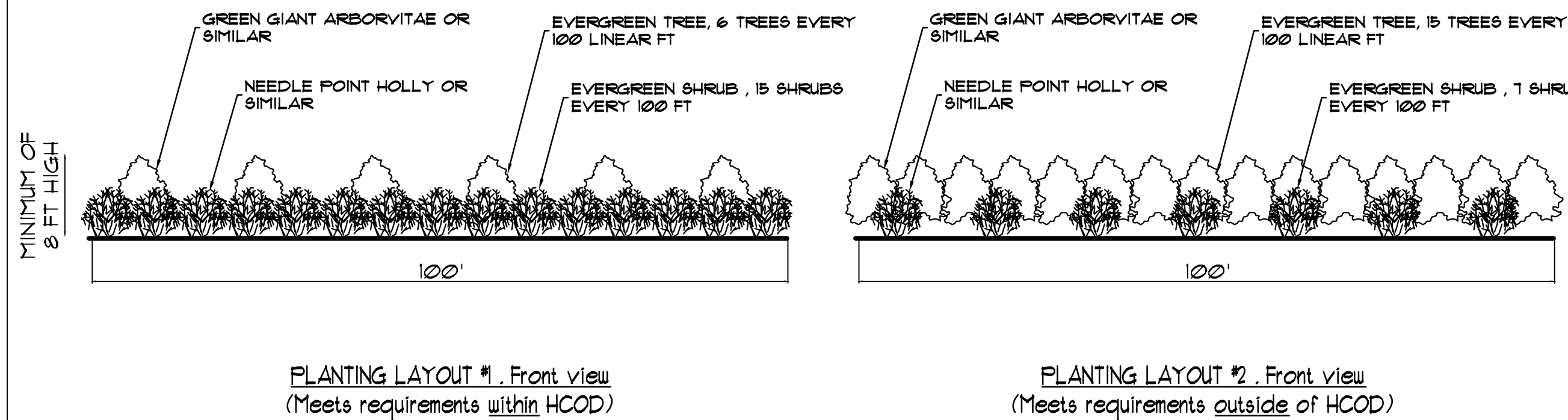
Brian Quinlan  
Manager  
Pine Valley Solar Farm, LLC

PV Array:  
Number of PV Modules: 20,360  
Peak Power: 6,515,200 Wp DC  
Module Tilt: 20°  
Module Orientation: South (Az. 180°)  
PV Installation Area: approx. 30 acres

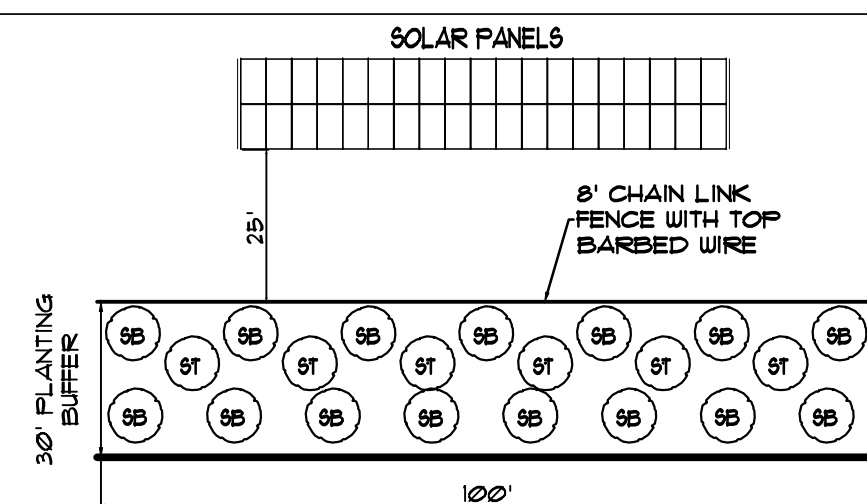
Project Owner:  
Pine Valley Solar Farm, LLC  
12921 Buckeye Drive  
Gaithersburg, MD 20878

Site Location:  
(35.13°N 79.32°W)

Impervious Surface Analysis:  
Impervious surface amount,  
due to access road and  
inverter pad, exceeds no more  
than 2% of used land.  
Total Area : 18.7 Acres  
Impervious Area: 0.22 Acres

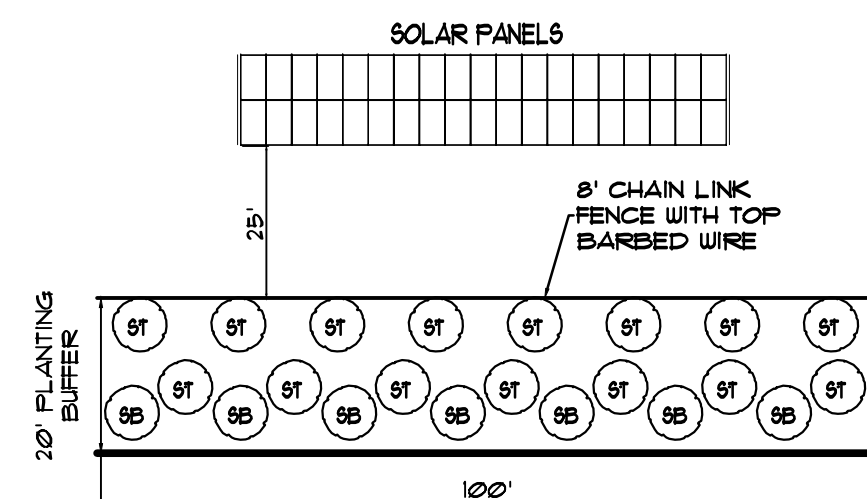


SCALE 1:200



TYPICAL LANDSCAPE PLAN #1

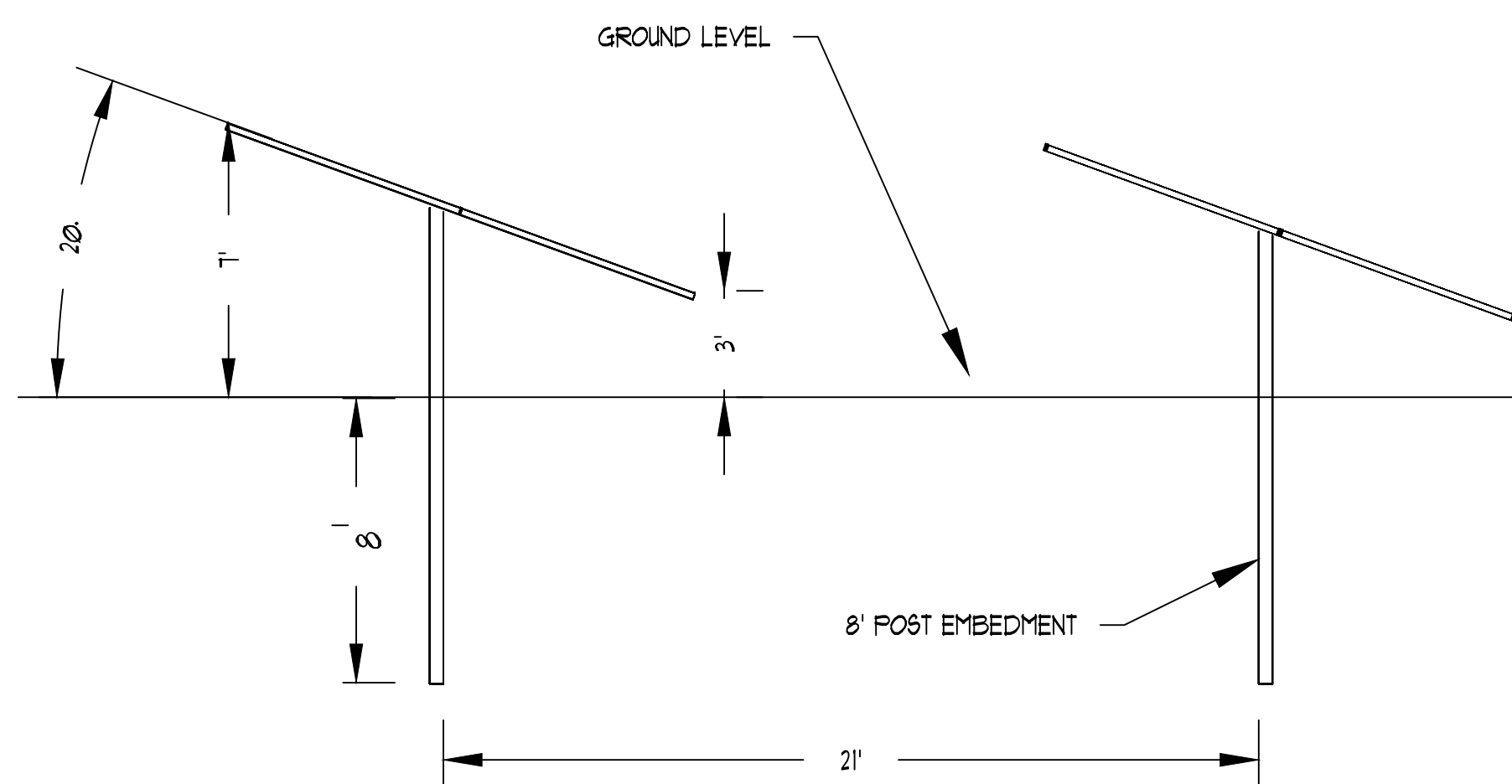
- 6 evergreen trees and 15 evergreen shrubs per 100 linear feet 20 feet wide.
- Trees to reach out a minimum height of 8' in three years.
- New plantings to occur only where existing landscape buffer is insufficient.
- Setbacks from property line to the fence will be covered with existing vegetation to be used as existing landscape buffer.
- Evergreen Tree: Green Giant Arborvitae or similar.
- Evergreen Bush: Needle Point Holly or similar.
- Landscape meets UDO requirements.



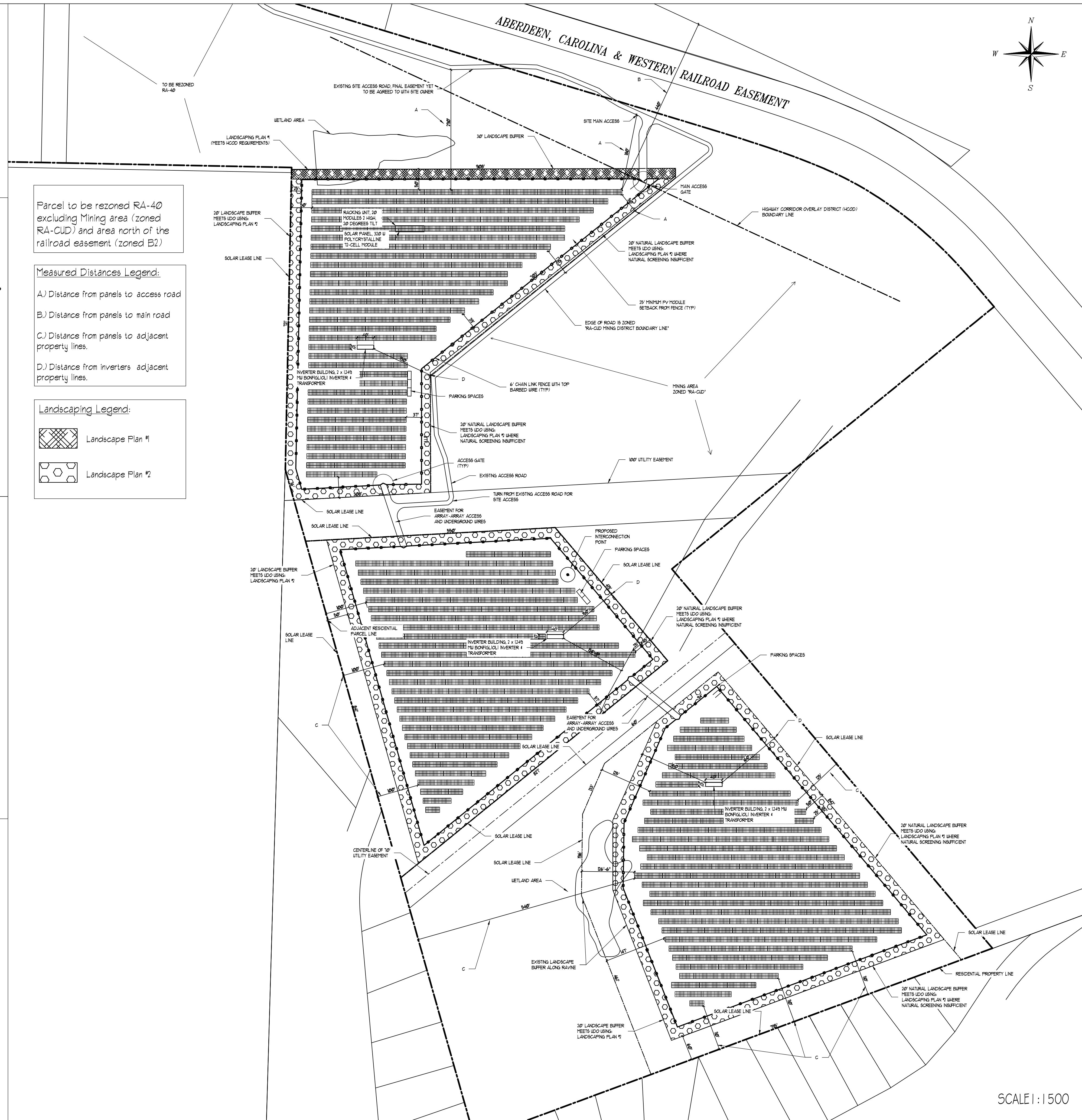
TYPICAL LANDSCAPE PLAN #2

- 15 evergreen trees and 1 evergreen shrub per 100 linear feet 20 feet wide.
- Trees to reach out a minimum height of 8' in three years.
- New plantings to occur only where existing landscape buffer is insufficient.
- Setbacks from property line to the fence will be covered with existing vegetation to be used as existing landscape buffer.
- Evergreen Tree: Green Giant Arborvitae or similar.
- Evergreen Bush: Needle Point Holly or similar.
- Landscape meets UDO requirements.

PLANTING LAYOUT. Top view



SCALE 1:50



SCALE 1:1500

[illegible]

12921 Buckeye Drive  
Gaithersburg, MD 20878  
Phone: (301) 208-0153

REVISION	DRAWN	CHECKED	APPROVED
08	SM	DC	DC
ENGINEER: DAVID CLICK			

PROJECT NAME:  
PINE VALLEY SOLAR FARM, LLC

ADDRESS:  
100 Pine Valley Lane, West End, NC 27376

SHEET TITLE  
SITE PLAN

SCALE 1:1500

FORMAT 24" x 36"

DRAWING N°

G202

DATE 2016/01/14

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Ensminger  
Planning & Transportation Director

**DATE:** March 2, 2016

**SUBJECT:** General Use Rezoning Request: Residential and Agricultural-20 (RA-20) to Industrial (I)

**PRESENTER:** Theresa Thompson

**REQUEST**

McDonald Family Farms, LLC is requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) to Industrial (I) of the northern portion, being approximately 1.78 acres of an approximate 2.75 acre parcel (ParID 00022600) located on Knox Lane near the intersection of NC Hwy 211 and NC Hwy 73, owned by JR Square LLC as identified in Moore County tax records.

This case was property advertised, a public hearing sign was posted on the property, and all adjacent property owners were notified.

**BACKGROUND**

The subject property is currently undeveloped with an existing 6 foot fence and an approximate 20X30 vacant building located in the rear of the property.

**ZONING DISTRICT COMPATIBILITY**

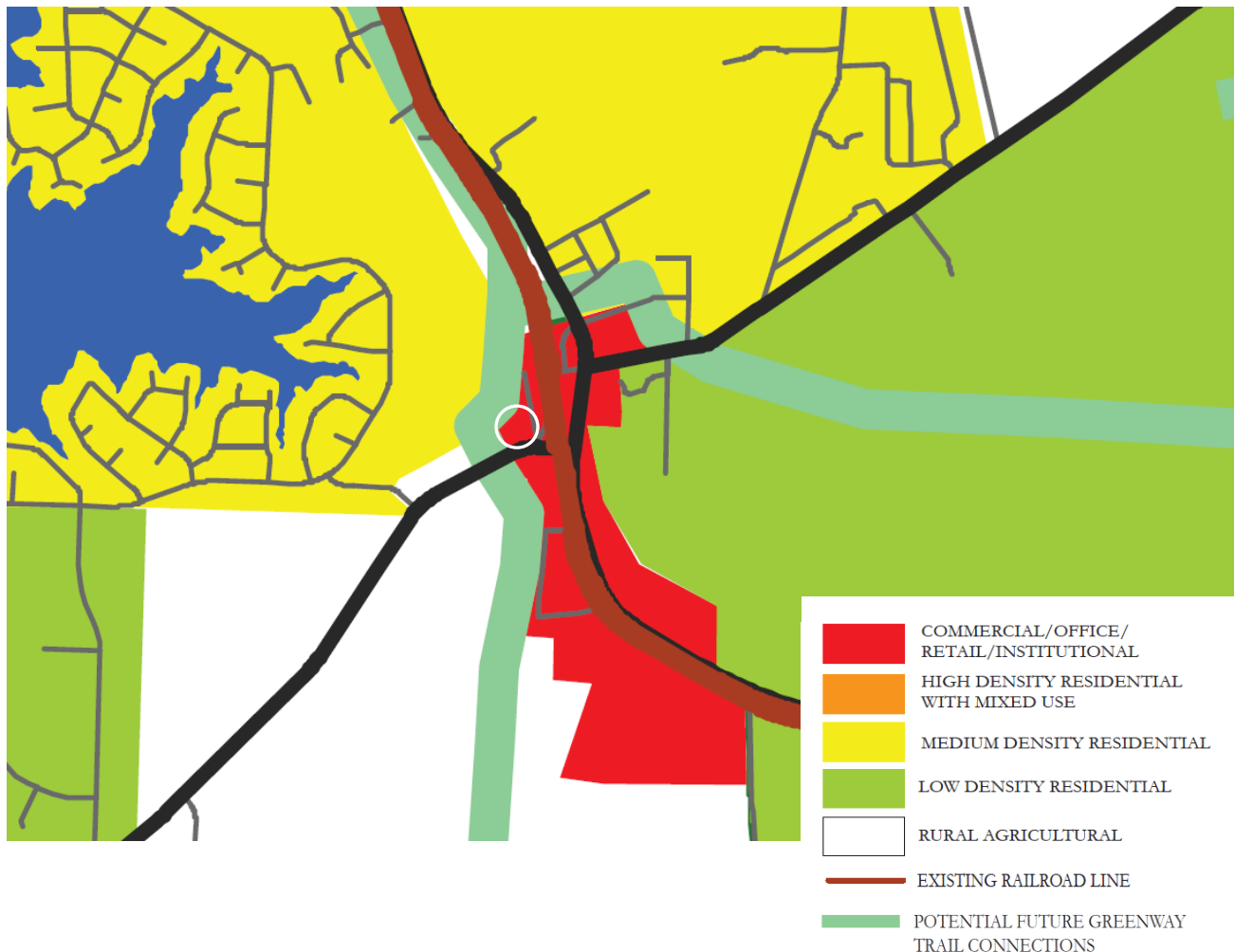
The requested zoning to Industrial will place generally related uses in the area. The surrounding area is zoned a mixture of Industrial, Commercial, and Residential. Though there are neighboring residential zoning districts, the size of the requested rezoning area limits larger and more intensive industrial uses to the property. The following is a summary list of general uses. For specific permitted uses refer to the Permitted Use Table, which is attached.

GENERAL USE CATEGORIES	<u>EXISTING</u> RA-20	<u>REQUESTED</u> Industrial
Agricultural	X	X
Recreational	X	
Single Family	X	
Multi-Family		
Retail		
Commercial Services		
Institutional	X	
Industrial		X

### **CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN**

**Future Land Use Map:** The property is located within the Commercial / Office / Retail / Institutional Land Use Classification as illustrated in the map below. The requested zoning to Industrial is generally not compatible with this Land Use Classification. The Land Use Plan states the Commercial / Office / Retail / Institutional Land Use Classification “encourages shopping/retail uses, dining, entertainment, services, general office space, medical offices, banks, schools, daycares, places of worship, libraries, etc.” The Moore County Unified Development Ordinance states the Industrial Zoning District is “established as a district in which the principal use of land is for warehousing and mixes of industrial uses which will not consume water in amounts beyond the capabilities of existing water resources in the County.”

**Land Use Plan Goals:** The rezoning request is consistent with several goal as listed in the attached Land Use Plan Consistency Statement, including Action 1.8.7: Select appropriate locations for industrial development and zone them as such (using factors such as soil suitability, proximity to water and sewer, rail and highways) and Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.



## **RECOMMENDATION**

Staff recommends the Moore County Planning Board make two separate motions:

**Motion #1:** Make a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement (Approval or Denial) and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

**Motion #2:** Make a motion to endorse the Moore County Board of Commissioners to approve/deny the general use rezoning the northern portion, being approximately 1.78 acres, of the parcel known as ParID 00022600 as identified in Moore County tax records from Residential and Agricultural-20 Zoning District (RA-20) to the Industrial Zoning District (I) as proposed.

## **ATTACHMENTS**

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Application
- Rezoning Map
- UDO Article 7. Table of Uses
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial

**Northbound View of property from Knox Lane**



**Southbound View of property from Knox Lane**



**View of Old Troy Road (rear of subject property on the left)**



**Vacant Building located on the subject property facing Old Troy Rd. (approximately 20'X30')**



**Adjacent Property – AA Self Storage (4216 NC Hwy 73)**



**Adjacent Property – Rear view AA Self Storage (140 Knox Lane)**



**Adjacent Property – Vacant Commercial Building (5364 NC Hwy 211)**



**Adjacent Property – Vacant Commercial Building (Knox Lane)**



**Adjacent Property – Vacant Commercial Building (161 Old Troy Road)**

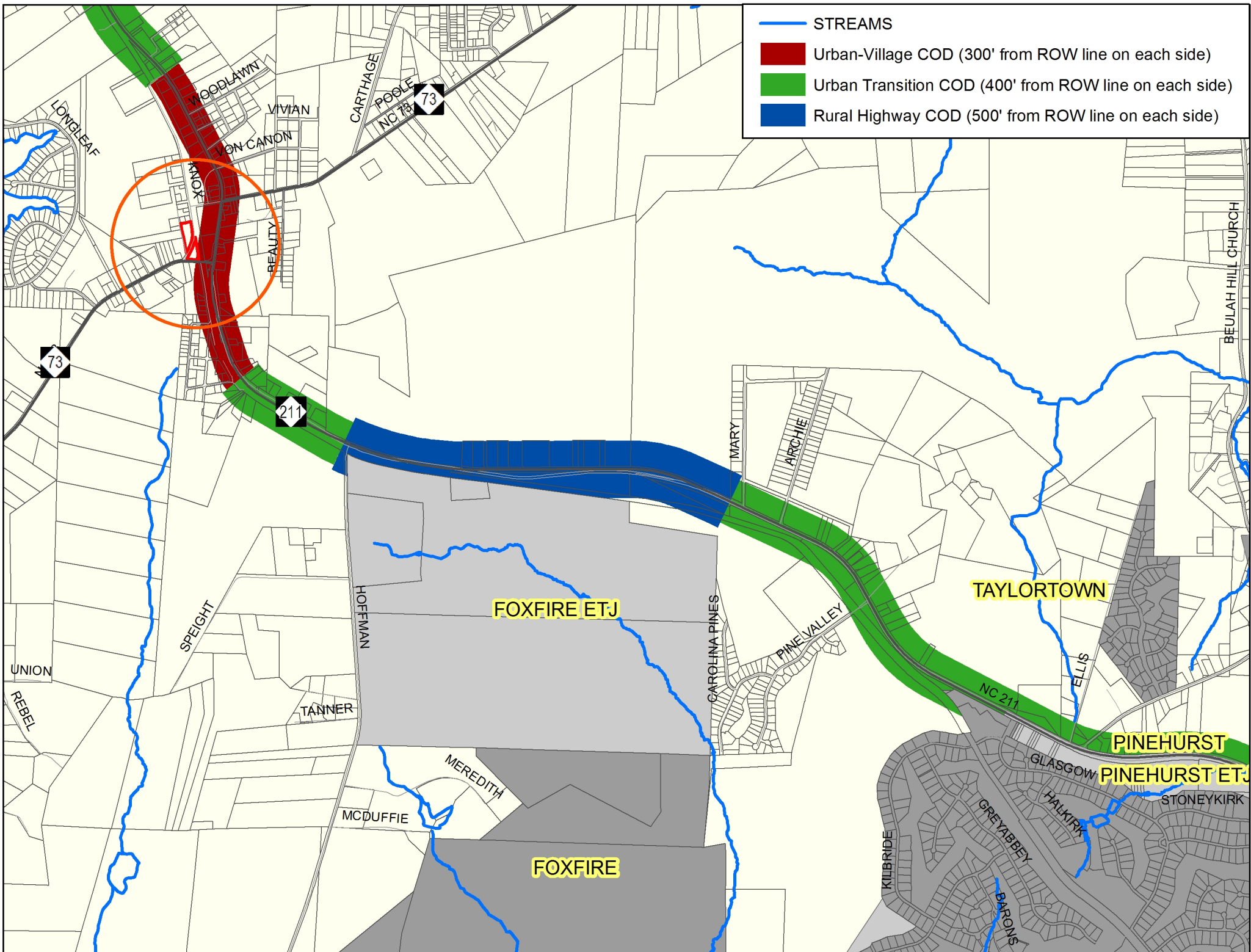


**Adjacent Property – Vacant Dwelling (161 Old Troy Road)**



**Adjacent Property – Single Family Dwelling (113 Old Troy Road)**





— STREAMS

Urban-Village COD (300' from ROW line on each side)

Urban Transition COD (400' from ROW line on each side)

Rural Highway COD (500' from ROW line on each side)

FOXFIRE ETJ

FOXFIRE

TAYLORTOWN

PINEHURST

PINEHURST ETJ

Land Use Map



App 13359

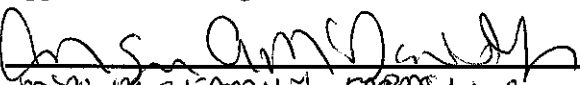
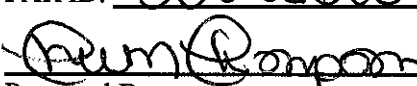


# PLANNING & COMMUNITY DEVELOPMENT



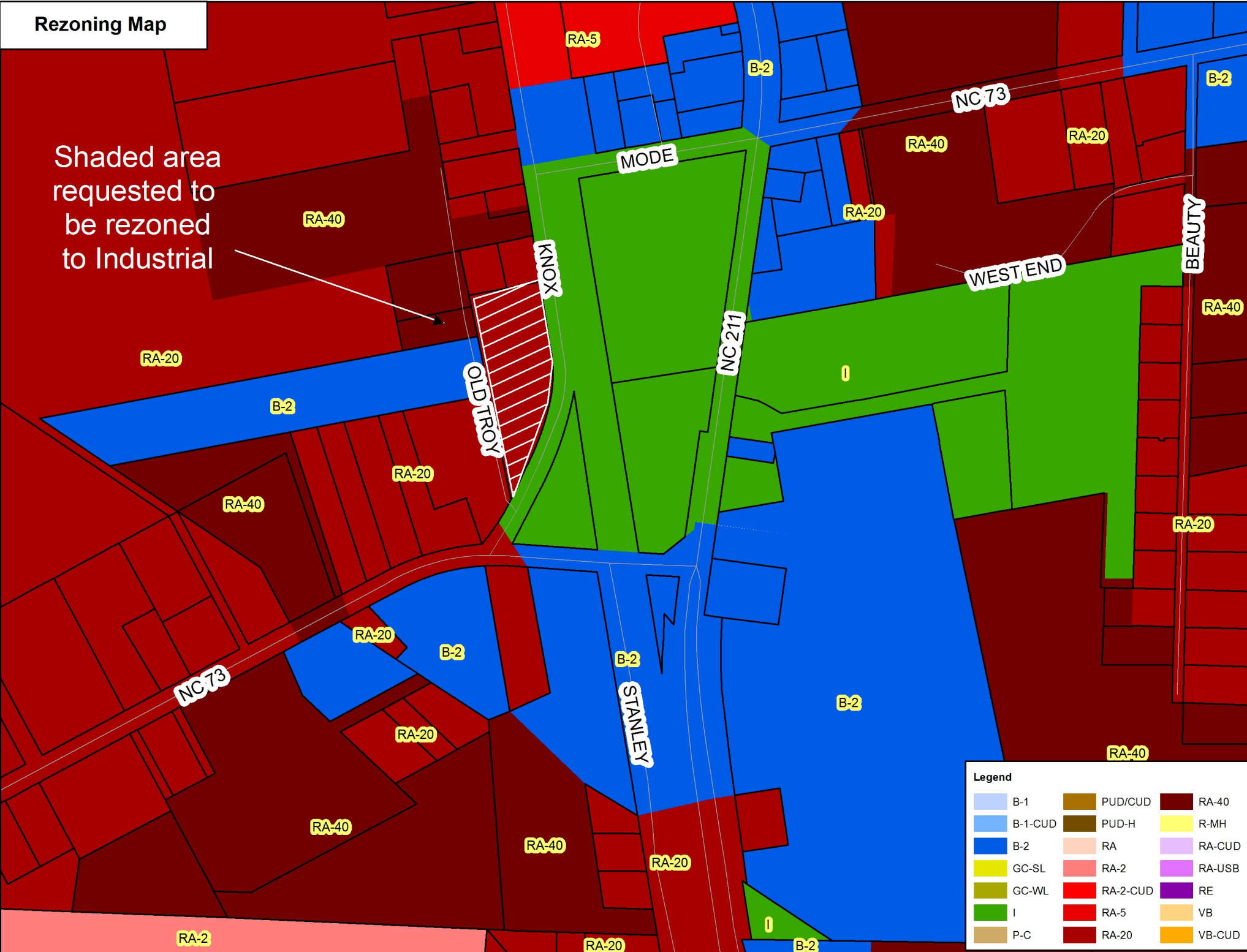
P.O. Box 905  
1048 Carriage Oaks Drive  
Carthage, NC 28327  
Planning: 910.947.5010  
Central Permitting: 910.947.2221  
Fax: 910.947.1303  
www.moorecountync.gov

## General Use Rezoning Application

Application Date: 3-1-2016			
Location/Address of Property:			
Applicant: McDONALD FAMILY FARMS, LLC		Phone: (910) 695-6652	
Applicant Address: PO Box 349	City: WEST END	St: NC	Zip: 27376
Owner: McDONALD FAMILY FARMS, LLC		Phone:	
Owner Address: PO Box 349	City: WEST END	St: NC	Zip: 27376
Current Zoning District: R20	Proposed Zoning District: I		
Comments: THIS PROPERTY WAS ORIGINALLY LEASED TO FURNITURE PLANT IN 1987. THE PRESENT LESSEE, SUB-LEASED IT IN 1999 AFTER PLANT CLOSED. SOME TIME DURING THE PERIOD THE ZONING WAS PLACED TO R20 WITHOUT REALIZING THE SPLIT ZONING. THE LESSEE WOULD LIKE TO GET FULL VALUE OF HIS LEASE, SO WE WOULD LIKE TO GET THE WHOLE PARCEL ZONED I-1. A FENCE LINE ON THE I-1 PIECE, EXISTS ON BALANCE OF PARCEL.			
Application Submittal TO USE TO STORE TRAILER LIKE IT WAS ORIGINALLY BY PLANT PARCEL The applicant must submit a complete application packet on or before the submittal deadline. This includes: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Completed Moore County General Use Rezoning Application.</li> <li><input checked="" type="checkbox"/> Application Fee (\$300).</li> <li><input checked="" type="checkbox"/> Postage sufficient to notify all adjacent landowners FOR TWO MAILINGS. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is \$6.49. This includes \$3.30 (certified mail) plus \$2.70 (return receipt) plus \$0.49 (first class stamp).</li> </ul>			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
Applicant/Owner Signature		Date	
 McDONALD FAMILY FARMS, LLC		General Mgr.	
Applicant/Owner Signature		Date	
Office Use Only:			
PAR ID: 00022600			
		3/1/16	
Received By		Date	

## Rezoning Map

Shaded area  
requested to  
be rezoned  
to Industrial



## ARTICLE 7

### TABLE OF USES

#### SECTION 7.1 PERMITTED LAND USES

##### 7.1.1 Use Table

The use table is subject to the explanation as set forth below.

- 7.1.101 A “P” indicates that a use is permitted in the respective district subject to the specific use standards in **Article 9** (Specific Use Standards) of this Ordinance. Such uses are also subject to all other applicable requirements of this UDO.
- 7.1.102 A “C” indicates a use that may be permitted in the respective general use district only where approved by the Planning Board in accordance with **§3.9.6** (Conditional Use Permits). Conditional uses are subject to all other applicable requirements of this UDO, including the specific use standards contained in **Article 9** (Specific Use Standards).
- 7.1.103 The “Use Standard” column on the table is a cross-reference to any specific use standard listed in **Article 9** (Specific Use Requirements) of this Ordinance. Where no cross-reference is shown, no additional use standard shall apply.
- 7.1.104 A blank cell in the use table indicates that a use is not permitted in the respective district.

##### 7.1.2 Table of Uses

- 7.1.201 The following table lists the principal uses permitted by this UDO for general use districts.
- 7.1.202 For parallel conditional use districts, see **§6.1.2** (Parallel Conditional Use Districts); for conditional zoning districts, see **§6.1.3** (Conditional Zoning Districts).

	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				
Accessory Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation, Standard	P	P	P	P	P	P	P	P		P						§9.2.1
Intensive Home Business			C	C				C		C						§9.2.2
Residential Solar Collectors	P	P	P	P	P	P	P	P	P	P						§9.2.3
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4
Residential Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Dwelling Unit	P	P	P	P			P	P	P	P					I	§9.1.1
Accessory Dwelling Unit (Manufactured Homes)	P	P	P	P			P	P	P	P					I	§9.1.2
Additional Dwelling (one for each 10 acres of land)								P	P	P					I	§9.1.3
Apartments & other Multi-Family Structures with three or more units	C	C				P									I	§9.1.4
Barn Apartments			P	P				P		P					I	
Dwellings, Duplexes	P	P				P		P							I	
Dwellings, Single Family	P	P	P	P	P	P	P	P	P	P					I	
Manufactured Homes	P	P	P	P			P	P	P	P					I	§9.1.5
Manufactured Home Parks							C		C	C					I	Article 15
Personal Workshop/Storage Building	P	P	P	P			P	P	P	P						§9.1.6
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Adult Entertainment															C	§9.3.1
Airfields, General Aviation													C		C	§9.3.2
Alcoholic Beverage Package Store												C	C	P		§9.3.3
Ambulance Services						C						P	P	P	P	§9.3.4
Animal Training Facility										C		C	C			§9.3.5
Animal Shelters and Kennels						C				C		C				§9.3.6
Antique Shops												P	P	P		
Appliance Sales and Service												P	P	P		
Arenas, Assembly and Exhibition Halls				C		P						C	P	P	P	§9.3.7
Auction House				C								C	P	P	P	§9.3.8
Automatic Teller Machine												P	P	P	P	
Automobile Parts Sales												P	P	P	P	
Automobile Rental or Leasing												P	P	P	P	

[illegible]

	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Gun and Ammunition Sales and Service												P	P	P		
Hobby, Toy and Game Stores												P	P	P		
Hotels and Motels						P						C		C		§9.3.19
Ice Machine, Self Service												P	P	P	P	
Internet Sweepstakes Café												P	P	P		
Jewelry Stores												P	P	P		
Locksmith												P	P	P		
Manufactured or Modular Home Sales															P	
Mini-Warehouse / Storage Facilities						P						C	C	C	P	§9.3.20
Mixed Commercial and Residential												P	P	P		
Movie Theaters (including outdoor drive-in)												P		P	P	
Moving Companies															P	
Nursing & Convalescent Homes	C	C	C	C					C	C		C	P	P		§9.3.21
Offices - Business						C						P	P	P	P	§9.3.22
Offices - Professional and Medical						P						P	P	P	P	
Other Vehicle Equipment Sales and Services					P							C	P	P	P	§9.3.23
Pawn Shop												C	C	P	P	§9.3.24
Pet and Pet Supplies												P	P	P		
Printing, Publishing and Binding												P		P	P	
Private Utilities					P	P						P				
Radio and Television Studios														P	P	
Restaurants						P						P	P	P	P	
Restaurants (including drive-ins and fast food)												P	P	P	P	
Restaurants, Fast Food												P	P	P	P	
Retail, General Retail Store (includes retail trade not specifically listed in other uses)												P	P	P		
Road Side Stand										P		P	P	P		
Sawmill										C			C		P	§9.3.25
Sculpting													P		P	
Sculpting (no outdoor storage)												P				
Service Industries related to the Horse Industry								P				P	P	P	P	
Services not elsewhere listed												C	P	P	I	§9.3.26
Solar Collector Facility										C			C	C	C	§9.3.27



	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				
Industrial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Manufacturing, Plastics and Rubber Products															P	
Manufacturing, Pottery and Ceramics										P		P	P	P	P	
Manufacturing, Transportation Equipment ( <i>vehicle &amp; vehicle parts</i> )															P	
Marina ( <i>fuel supplies</i> )					P	P									I	
Mining ( <i>or Quarrying</i> )									C	C			C		C	§9.4.5
Mulching Business															P	
Research and Development Facility												C	C	P	P	§9.4.6
Salvage Yards										C			C	C	C	§9.4.7
Textile Products Manufacturing												C			P	§9.4.8
Toxic Chemicals Processing or Disposal															C	§9.4.9
Warehousing, Storage, and Distribution															P	
Welding												P	P		P	
Wineries												P	P	P	P	
Institutional Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Cemeteries			C	C				C		C		P	P	P	P	§9.5.1
Clubs, Lodges and Community Centers ( <i>Private Non-Profit</i> )			P	P	C	P			C	C		P	P	P	I	§9.5.2
Emergency Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fairgrounds				C									C		P	§9.5.3
Family Care Home	P	P	P	P	P	P	P	P	P	P						
Group Care Facility	C	C	C	C			C	C	C	C	C		C	P		§9.5.4
Human Services Facility													P	P		§9.5.5
Libraries											P	P	P	P	I	
Museums and Art Galleries												P	C	P	I	§9.5.6
Post Offices, including Mail houses					P							P	P	P	I	
Public Facilities and Buildings						P			C	C			P	P	P	§9.5.7
Public Utility Substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.5.8
Religious Institutions	C	P	P	P	C		P	P	P	P	C	P	P	P	I	§9.5.9
Schools, Academic	C	C	C	C		C				C				C		§9.5.10
Schools, Business or Trade	C	C	C	C						C		C		C	C	§9.5.11
Transportation and Freight Terminals													P	P	P	
	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				

<b>Agricultural Uses</b>	<b>RA-20</b>	<b>RA-40</b>	<b>RA-2</b>	<b>RA-5</b>	<b>GCSL</b>	<b>GCWL</b>	<b>R-MH</b>	<b>RE</b>	<b>RA-USB</b>	<b>RA</b>	<b>P-C</b>	<b>VB</b>	<b>B-1</b>	<b>B-2</b>	<b>I</b>	<b>Use Standards</b>
Agricultural Uses	<b>P</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	<b>P</b>	
Greenhouses			C	C				P	P	P		P	P	P	<b>P</b>	§9.6.1
Horse Farms		P	P	P	P			P	P	P					<b>I</b>	
Intensive Swine Farms										C					<b>I</b>	Article 16
Produce Stands								P		P			P	P	<b>P</b>	
<b>Recreational Uses</b>	<b>RA-20</b>	<b>RA-40</b>	<b>RA-2</b>	<b>RA-5</b>	<b>GCSL</b>	<b>GCWL</b>	<b>R-MH</b>	<b>RE</b>	<b>RA-USB</b>	<b>RA</b>	<b>P-C</b>	<b>VB</b>	<b>B-1</b>	<b>B-2</b>	<b>I</b>	<b>Use Standards</b>
Airstrips, Private									P	C					<b>C</b>	§9.3.2
Amusement Park														C	<b>C</b>	§9.7.1
Bowling Alley												P	P	P	<b>P</b>	
Driving Range					C	C						C		C	<b>C</b>	§9.7.2
Go Cart and Motor Cross Tracks										C					<b>C</b>	§9.7.3
Golf Courses, Par 3				C	C	C					P			P	<b>I</b>	§9.7.4
Golf Courses				C	C	C					P				<b>I</b>	§9.7.4
Golf Courses, miniature golf												P		P	<b>I</b>	
Health Clubs and Gyms												P	P	P		
Parks and Playgrounds	<b>P</b>	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recreation, Indoor												C	P	P		§9.7.5
Recreation, Outdoor					P	P			P	P		C	C	C		§9.7.6
Skating Rinks and Facilities													P	P	<b>P</b>	
Zoos				C						C				P	<b>P</b>	§9.7.7
<b>Temporary Uses</b>	<b>RA-20</b>	<b>RA-40</b>	<b>RA-2</b>	<b>RA-5</b>	<b>GCSL</b>	<b>GCWL</b>	<b>R-MH</b>	<b>RE</b>	<b>RA-USB</b>	<b>RA</b>	<b>P-C</b>	<b>VB</b>	<b>B-1</b>	<b>B-2</b>	<b>I</b>	<b>Use Standards</b>
Construction Office, Temporary	<b>P</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	<b>P</b>	§9.8.1
Itinerant Merchant												P	P	P	<b>P</b>	§9.8.2
Manufactured Office as a Temporary Use												P	P	P	<b>P</b>	
Manufactured Home or Recreational Vehicle, Temporary Use	<b>P</b>	P	P	P			P	P	P	P						§9.8.3
Parking Lot, Temporary		P	P	P				P		P	P	P	P	P	<b>P</b>	
Secondary Temporary Dwelling (for hardship circumstances, usually family)									P	P						
Special Event	<b>P</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	<b>P</b>	§9.8.4
Temporary Construction Building (must be removed within 30 days or receiving Certificate of Occupancy)	<b>P</b>	P	P	P							P	P	P	P		

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**General Use Rezoning from**  
**Rural and Agricultural-20 (RA-20) to Industrial (I)**  
**ParID: 00022600**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Goal 1: Recommendation 1.7: Support and promote local businesses.

- Action 1.7.2: Support emerging markets that utilize local agricultural and manufactured products, and enhance tourism and the service sectors.
- Action 1.8.4: Identify commercial nodes for development at major crossroads.
- Action 1.8.7: Select appropriate locations for industrial development and zone them as such (using factors such as soil suitability, proximity to water and sewer, rail and highways).
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

2. The rezoning request is reasonable and in the public interest because the proposed rezoning will fit the industrial nature of the area. Further, the lot area is approximately 1.78 acres which will limit high intensity industrial uses to the site.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the request by McDonald Family Farms, LLC for a General Use Rezoning of +/-1.78 acres of the parcel known as ParID 00022600 as identified in Moore County tax records from Rural and Agricultural-20 (RA-20) to Industrial (I).

---

Rich Smith, Chair  
Moore County Planning Board

---

Date

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**General Use Rezoning from**  
**Rural and Agricultural-20 (RA-20) to Industrial (I)**  
**ParID: 00022600**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

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- Action 1.8.7: Select appropriate locations for industrial development and zone them as such (using factors such as soil suitability, proximity to water and sewer, rail and highways).
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

2. The rezoning request is not reasonable and not in the public interest because the proposed rezoning permits industrial uses that may create an undue hardship to the adjacent residential properties.

Therefore, the Moore County Planning Board recommends **DENIAL** of the request by McDonald Family Farms, LLC for a General Use Rezoning of +/-1.78 acres of the parcel known as ParID 00022600 as identified in Moore County tax records from Rural and Agricultural-20 (RA-20) to Industrial (I).

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Rich Smith, Chair  
Moore County Planning Board

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Date

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Ensminger  
Planning and Transportation Director

**DATE:** March 4, 2016

**SUBJECT:** Unified Development Ordinance Text Amendment to  
Article 7 (Table of Uses)

**PRESENTER:** Theresa Thompson

**REQUEST:**

Staff is proposing the following amendment:

Article 7 (Table of Uses), Sub-Section 7.1.2 (Table of Uses) of the Moore County Unified Development Ordinance:

- ***Amend*** “Boat Sales and Service (outdoor storage in rear/side yard only)” to “Boat & RV Sales, Service, Storage” as listed Section 7.1.2 Table of Uses of the Unified Development Ordinance.

**BACKGROUND:**

- The Seven Lakes Community historically has been controlled by deed restrictions. When zoning was established the community was zoned Gated Community – Seven Lakes and several uses were added to the Table of Uses to accommodate expected growth.
- Prior to February 18, 2014, the Moore County Zoning Ordinance allowed “Boat Sales and Service (Outdoor storage as a principle use in the GC-SL District)” as a Permitted Use in the Gated Community – Seven Lakes (GC-SL) and Village Business (VB) Zoning Districts.
- When the Moore County Unified Development Ordinance was adopted on February 18, 2014, the use was amended to “Boat Sales and Service (outdoor storage in rear/side yard only)” thus removing “Outdoor Storage as a principle use in the GC-SL District.”
- Seven Lakes has provided boat storage as an amenity for community residents, located on Longleaf Drive, since 2003. Since then, Seven Lakes Landowners Association has purchased two adjacent parcels to expand the boat storage area.
- Staff recommends allowing boat and RV storage as a permitted use to provide somewhere for the Seven Lakes Community to store boats and RV’s for the community residents.

**CONSISTENCY WITH THE ADOPTED 2013 LAND USE PLAN:**

The Planning Board Consistency Statement which speaks to Land Use Plan goals is included for the Board’s review and consideration.

### **RECOMMENDATION**

Staff recommends the Moore County Planning Board make two separate motions:

**Motion #1:** Make a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement (Approval or Denial) and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

**Motion #2:** Make a motion to endorse the Moore County Board of Commissioners to approve/deny the text amendment to the Moore County Unified Development Ordinance as proposed.

### **ATTACHMENTS**

- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**Amend “Boat Sales and Service (outdoor storage in rear/side yard only)”**  
**to “Boat & RV Sales, Service, Storage” as listed Section 7.1.2 Table of**  
**Uses of the Unified Development Ordinance**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Goal 3: Optimize the Uses of Land Within the County of Moore.

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.
  - Action 3.1.1: Adopt policies that encourage development of mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County’s established towns and villages.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.
  - Action 3.4.2: Encourage mixed-use developments along existing and planned infrastructure to reduce transportation needs.

2. The text amendment is reasonable and in the public interest because boat storage is a necessary amenity that will benefit the Seven Lakes Community. Further, the Seven Lakes Landowners Association regulates land located within the Gated Community – Seven Lakes (GC-SL) Zoning District through deed restrictions which will restrict boat storage being located in unsuitable areas within the GC-SL Zoning District.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the text amendment to the Unified Development Ordinance, as proposed.”

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Rich Smith, Chair  
Moore County Planning Board

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Date

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**Amend “Boat Sales and Service (outdoor storage in rear/side yard only)”**  
**to “Boat & RV Sales, Service, Storage” as listed Section 7.1.2 Table of**  
**Uses of the Unified Development Ordinance**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Goal 3: Optimize the Uses of Land Within the County of Moore.

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.
  - Action 3.1.1: Adopt policies that encourage development of mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County’s established towns and villages.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.
  - Action 3.4.2: Encourage mixed-use developments along existing and planned infrastructure to reduce transportation needs.

2. The text amendment is not reasonable and not in the public interest because boat storage is a not a necessary amenity for the Seven Lakes Community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the text amendment to the Unified Development Ordinance, as proposed.”

---

Rich Smith, Chair  
Moore County Planning Board

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Date

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Ensminger  
Planning & Transportation Director

**DATE:** March 2, 2016

**SUBJECT:** General Use Rezoning Request: Highway Business (B-2) to Gated Community – Seven Lakes (GC-SL)

**PRESENTER:** Theresa Thompson

**REQUEST**

Moore County Planning Staff is requesting a General Use Rezoning from Highway Commercial District (B-2) to the Gated Community – Seven Lakes District (GC-SL) of two parcels (ParID 20050198 and 20070132), the overall acreage is approximately 6.27 acres located on Longleaf Drive in Seven Lakes West, owned by Seven Lakes West Landowners Association as identified in the Moore County tax records.

This case was property advertised, a public hearing sign was posted on the property, and all adjacent property owners were notified.

**BACKGROUND**

- ParID 20050198 (approximately 4.03 acres) is currently being utilized as an outdoor boat and RV storage area.
- ParID 20070132 (approximately 2.24 acres) is currently undeveloped.
- The Seven Lakes Community historically has been controlled by deed restrictions. When zoning was established the community was zoned Gated Community – Seven Lakes and several uses were added to the Table of Uses to accommodate expected growth.
- Seven Lakes West Landowners Association purchased ParID 20050198 and 20070132 in 2010 which are zoned Highway Commercial.
- These parcels should have been rezoned, along with the 265 parcels rezoned, as part of the Moore County Unified Development Ordinance adoption. Therefore, staff recommends rezoning these two parcels to reflect the Seven Lakes zoning designation.

**ZONING DISTRICT COMPATIBILITY**

The requested zoning to GC-SL will be compatible with the adjacent area which is already zoned GC-SL. The proposed rezoning area also abuts an undeveloped 110 acre tract of land that is zoned B-2 that encompasses approximately 2,010 feet of road frontage on NC Hwy 211. The proposed rezoning area is not located near NC Hwy 211, being approximately 1,800 feet away. Due to this distance from the highway, this land is better suited for and more compatible with the GC-SL zoning district.

Per the Moore County Unified Development Ordinance, the Gated Community Seven Lakes (GC-SL) was “created to reflect existing unincorporated gated communities. Primarily governed by restrictive covenants, District regulations are designed to reflect deeded covenant restrictions. Other environmental regulations (for example, Watershed Overlay Regulations) do apply within these communities and some business uses are allowed.”

The Highway Commercial (B-2) district “was established as a district in which the principal use of the land is for the retailing of both perishable and durable goods, provision of commercial services to adjacent urban areas, and the provision of services to travelers. It is intended that this district will be located throughout the County at areas considered to be commercial nodes. These nodes will occur where traffic and population densities are greatest and where highway business uses already exist.”

The following is a summary list of general uses. For specific permitted uses refer to the Permitted Use Table, which is attached.

GENERAL USE CATEGORIES	<u>EXISTING</u> <b>B-2</b>	<u>REQUESTED</u> <b>GC-SL</b>
Agricultural	X	X
Recreational	X	X
Single Family		X
Multi-Family		
Retail	X	
Commercial Services	X	
Institutional	X	X
Industrial		

### **CONSISTENCY WITH THE ADOPTED 2013 MOORE COUNTY LAND USE PLAN**

Future Land Use Map: The property is located within the Medium Residential Land Use Classification as illustrated in the attached “Moore County Future Land Use Map.” The requested zoning to GC-SL is generally compatible with the Medium Residential Land Use Classification. The Land Use Plan states the MDR LUC “encourages a mixture of housing types and may also include certain non-residential neighborhood supportive uses such as schools, daycares, churches, and others.”

Land Use Plan Goals: The rezoning request is consistent with several goals as listed in the attached Land Use Plan Consistency Statement, including Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

### **RECOMMENDATION**

Staff recommends the Moore County Planning Board make two separate motions:

**Motion #1:** Make a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement (Approval or Denial) and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

**Motion #2:** Make a motion to endorse the Moore County Board of Commissioners to approve/deny the general use rezoning of the adjacent parcels known as ParID 20050198 and 20070132 as identified in Moore County tax records from Highway Commercial (B-2) to Gated Community – Seven Lakes (GC-SL) as proposed.

**ATTACHMENTS**

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Existing Land Use Map 1
- Existing Land Use Map 2
- Moore County 2013 Future Land Use Map
- Rezoning Map
- UDO Article 7. Table of Uses
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial

**Internal view of existing boat and RV storage area.**



**View of driveway from Longleaf Drive (property is located beyond the trees).**



**Eastbound view of Longleaf Drive from the driveway.**



**View from Longleaf Drive of adjacent property owned by Moore County (rezoning area located behind the water tower).**

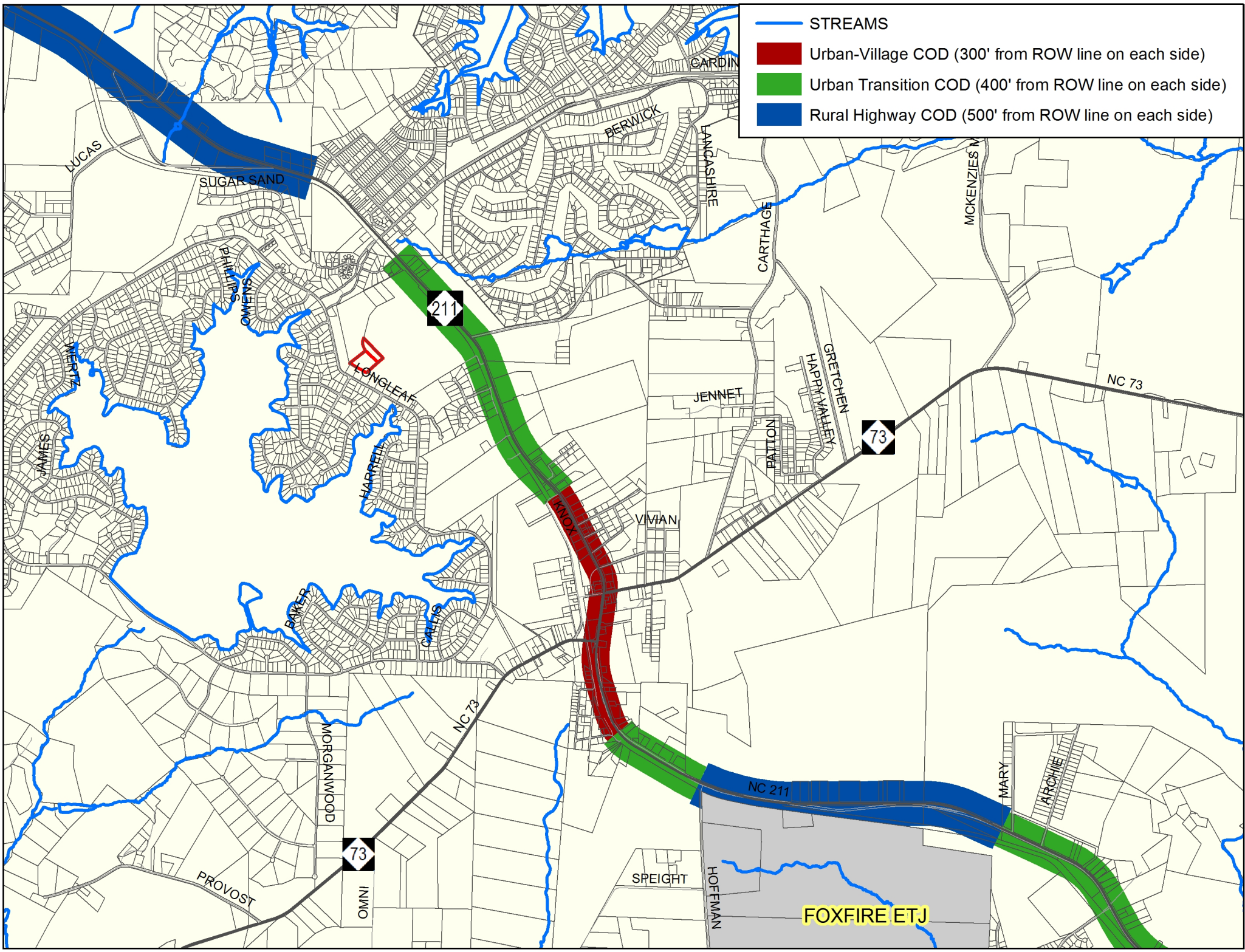


**View from Longleaf Drive of adjacent property (rezoning area located behind dwelling unit).**



**View of adjacent property located directly across Longleaf Drive.**





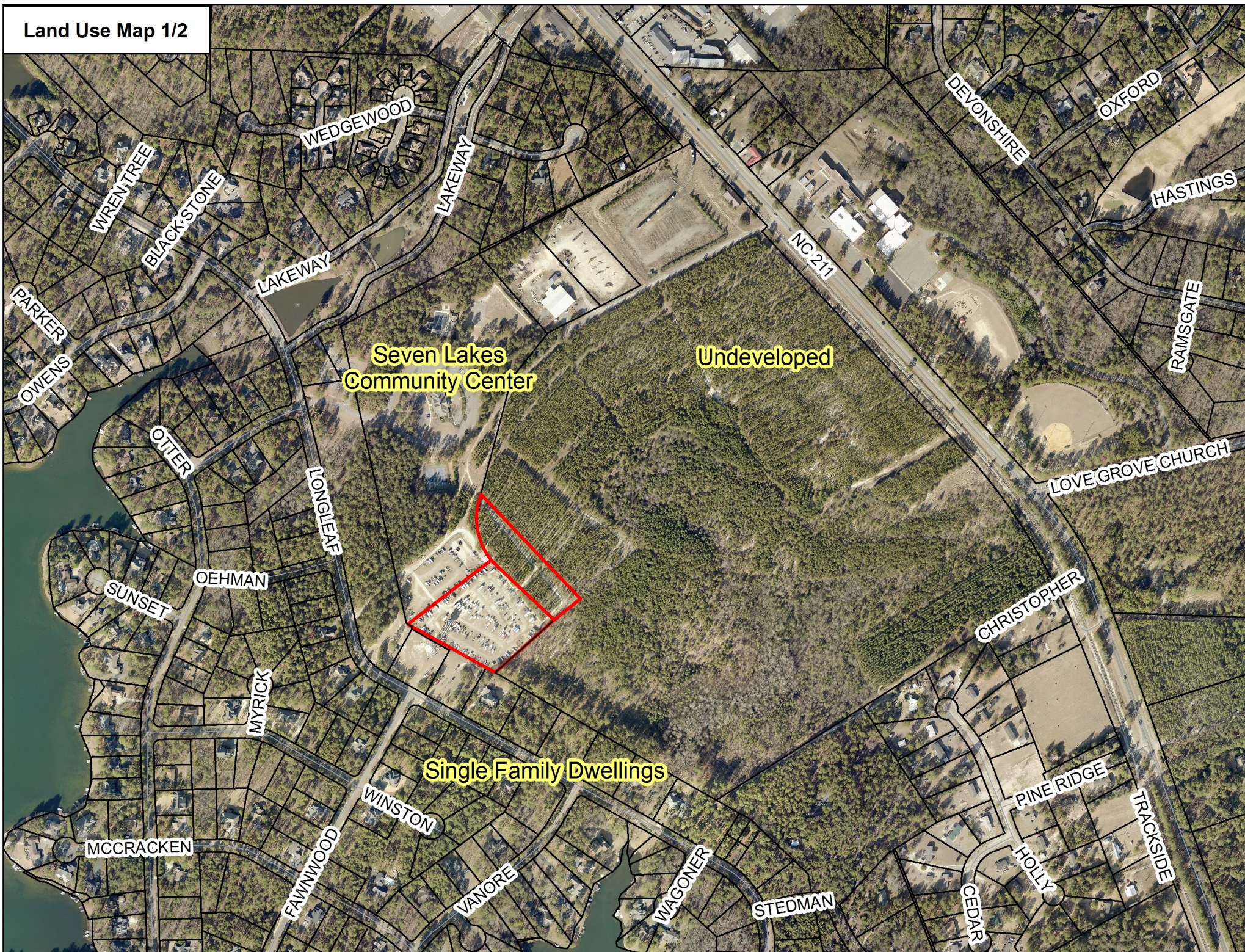
— STREAMS

Urban-Village COD (300' from ROW line on each side)

Urban Transition COD (400' from ROW line on each side)

Rural Highway COD (500' from ROW line on each side)

FOXFIRE ETJ



Tennis Courts

Undeveloped

Water Tower

Single Family Dwellings

LONGLEAF

OEHMAN

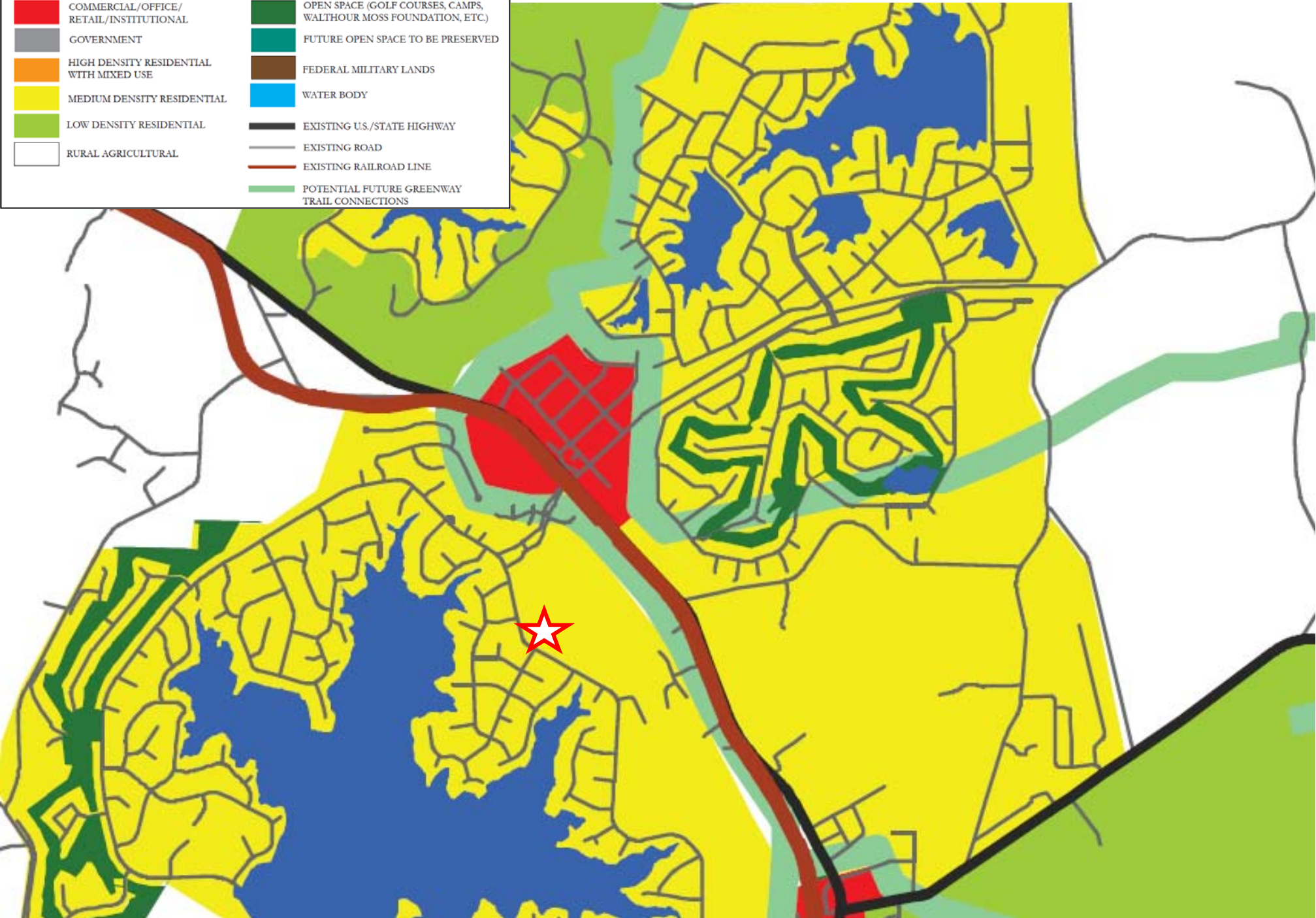
FAWNWOOD



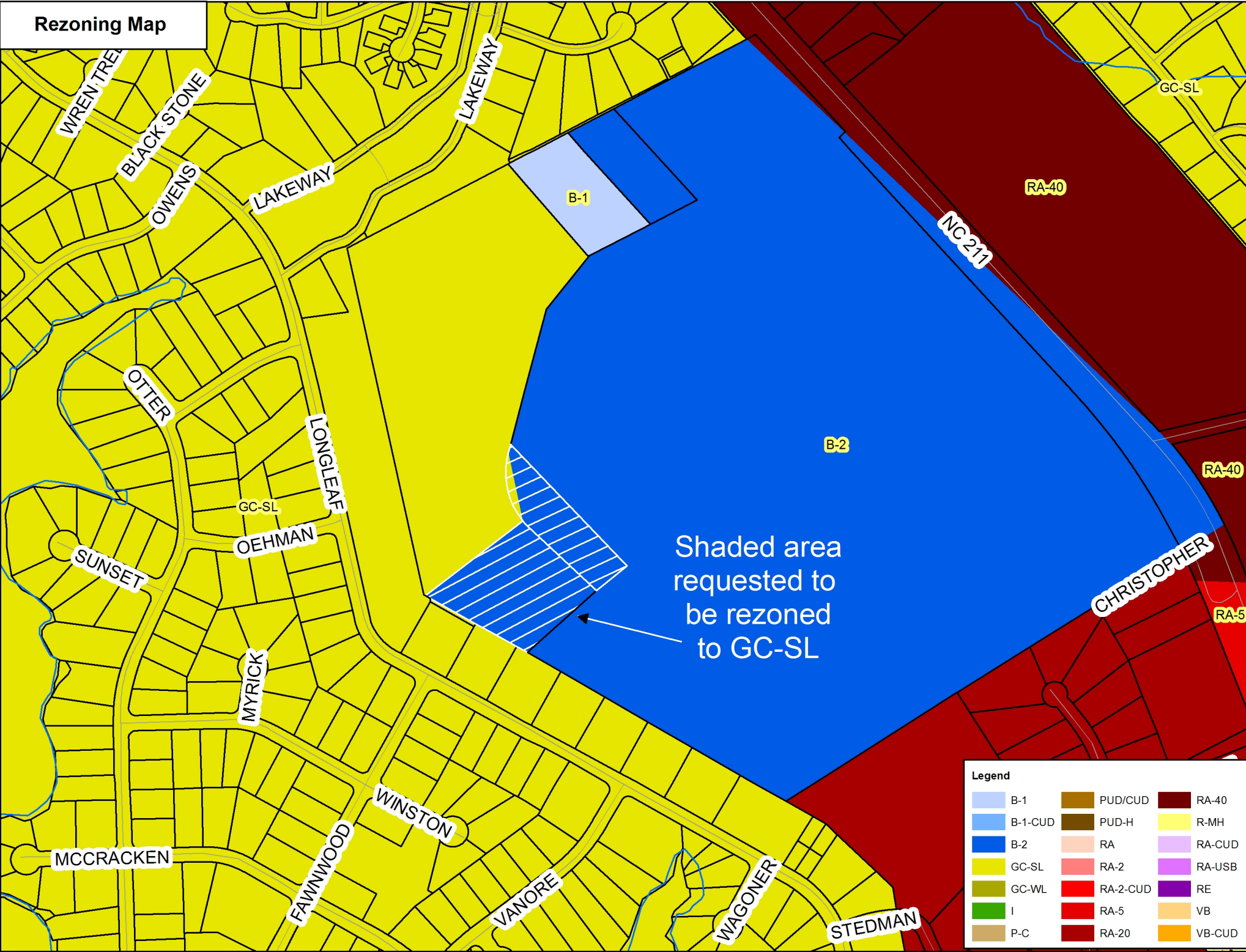
Moore County Future Land Use Map

LEGEND

INDUSTRIAL	N.C. WILDLIFE RESOURCES
COMMERCIAL/OFFICE/ RETAIL/INSTITUTIONAL	COMMISSION GAME LANDS
GOVERNMENT	OPEN SPACE (GOLF COURSES, CAMPS, WALTHOUR MOSS FOUNDATION, ETC.)
HIGH DENSITY RESIDENTIAL WITH MIXED USE	FUTURE OPEN SPACE TO BE PRESERVED
MEDIUM DENSITY RESIDENTIAL	FEDERAL MILITARY LANDS
LOW DENSITY RESIDENTIAL	WATER BODY
RURAL AGRICULTURAL	EXISTING U.S./STATE HIGHWAY
	EXISTING ROAD
	EXISTING RAILROAD LINE
	POTENTIAL FUTURE GREENWAY TRAIL CONNECTIONS



Rezoning Map



## ARTICLE 7

### TABLE OF USES

#### SECTION 7.1 PERMITTED LAND USES

##### 7.1.1 Use Table

The use table is subject to the explanation as set forth below.

- 7.1.101 A “P” indicates that a use is permitted in the respective district subject to the specific use standards in **Article 9** (Specific Use Standards) of this Ordinance. Such uses are also subject to all other applicable requirements of this UDO.
- 7.1.102 A “C” indicates a use that may be permitted in the respective general use district only where approved by the Planning Board in accordance with **§3.9.6** (Conditional Use Permits). Conditional uses are subject to all other applicable requirements of this UDO, including the specific use standards contained in **Article 9** (Specific Use Standards).
- 7.1.103 The “Use Standard” column on the table is a cross-reference to any specific use standard listed in **Article 9** (Specific Use Requirements) of this Ordinance. Where no cross-reference is shown, no additional use standard shall apply.
- 7.1.104 A blank cell in the use table indicates that a use is not permitted in the respective district.

##### 7.1.2 Table of Uses

- 7.1.201 The following table lists the principal uses permitted by this UDO for general use districts.
- 7.1.202 For parallel conditional use districts, see **§6.1.2** (Parallel Conditional Use Districts); for conditional zoning districts, see **§6.1.3** (Conditional Zoning Districts).

	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				
Accessory Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation, Standard	P	P	P	P	P	P	P	P		P						§9.2.1
Intensive Home Business			C	C				C		C						§9.2.2
Residential Solar Collectors	P	P	P	P	P	P	P	P	P	P						§9.2.3
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4
Residential Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Dwelling Unit	P	P	P	P			P	P	P	P						§9.1.1
Accessory Dwelling Unit (Manufactured Homes)	P	P	P	P			P	P	P	P						§9.1.2
Additional Dwelling (one for each 10 acres of land)								P	P	P						§9.1.3
Apartments & other Multi-Family Structures with three or more units	C	C				P										§9.1.4
Barn Apartments			P	P				P		P						
Dwellings, Duplexes	P	P				P		P								
Dwellings, Single Family	P	P	P	P	P	P	P	P	P	P						
Manufactured Homes	P	P	P	P			P	P	P	P						§9.1.5
Manufactured Home Parks							C		C	C						Article 15
Personal Workshop/Storage Building	P	P	P	P			P	P	P	P						§9.1.6
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Adult Entertainment															C	§9.3.1
Airfields, General Aviation													C		C	§9.3.2
Alcoholic Beverage Package Store												C	C	P		§9.3.3
Ambulance Services						C						P	P	P	P	§9.3.4
Animal Training Facility										C		C	C			§9.3.5
Animal Shelters and Kennels						C				C		C				§9.3.6
Antique Shops												P	P	P		
Appliance Sales and Service												P	P	P		
Arenas, Assembly and Exhibition Halls				C		P						C	P	P	P	§9.3.7
Auction House				C								C	P	P	P	§9.3.8
Automatic Teller Machine												P	P	P	P	
Automobile Parts Sales												P	P	P	P	
Automobile Rental or Leasing												P	P	P	P	

[illegible]

	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Gun and Ammunition Sales and Service												P	P	P		
Hobby, Toy and Game Stores												P	P	P		
Hotels and Motels						P						C		C		§9.3.19
Ice Machine, Self Service												P	P	P	P	
Internet Sweepstakes Café												P	P	P		
Jewelry Stores												P	P	P		
Locksmith												P	P	P		
Manufactured or Modular Home Sales															P	
Mini-Warehouse / Storage Facilities						P						C	C	C	P	§9.3.20
Mixed Commercial and Residential												P	P	P		
Movie Theaters (including outdoor drive-in)												P		P	P	
Moving Companies															P	
Nursing & Convalescent Homes	C	C	C	C					C	C		C	P	P		§9.3.21
Offices - Business						C						P	P	P	P	§9.3.22
Offices - Professional and Medical						P						P	P	P	P	
Other Vehicle Equipment Sales and Services					P							C	P	P	P	§9.3.23
Pawn Shop												C	C	P	P	§9.3.24
Pet and Pet Supplies												P	P	P		
Printing, Publishing and Binding												P		P	P	
Private Utilities					P	P						P				
Radio and Television Studios														P	P	
Restaurants						P						P	P	P	P	
Restaurants (including drive-ins and fast food)												P	P	P	P	
Restaurants, Fast Food												P	P	P	P	
Retail, General Retail Store (includes retail trade not specifically listed in other uses)												P	P	P		
Road Side Stand										P		P	P	P		
Sawmill										C			C		P	§9.3.25
Sculpting													P		P	
Sculpting (no outdoor storage)												P				
Service Industries related to the Horse Industry								P				P	P	P	P	
Services not elsewhere listed												C	P	P		§9.3.26
Solar Collector Facility										C			C	C	C	§9.3.27



	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				
Industrial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Manufacturing, Plastics and Rubber Products															P	
Manufacturing, Pottery and Ceramics										P		P	P	P	P	
Manufacturing, Transportation Equipment ( <i>vehicle &amp; vehicle parts</i> )															P	
Marina ( <i>fuel supplies</i> )					P	P										
Mining ( <i>or Quarrying</i> )									C	C			C		C	§9.4.5
Mulching Business															P	
Research and Development Facility												C	C	P	P	§9.4.6
Salvage Yards										C			C	C	C	§9.4.7
Textile Products Manufacturing												C			P	§9.4.8
Toxic Chemicals Processing or Disposal															C	§9.4.9
Warehousing, Storage, and Distribution															P	
Welding												P	P		P	
Wineries												P	P	P	P	
Institutional Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Cemeteries			C	C				C		C		P	P	P	P	§9.5.1
Clubs, Lodges and Community Centers ( <i>Private Non-Profit</i> )			P	P	C	P			C	C		P	P	P		§9.5.2
Emergency Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fairgrounds				C									C		P	§9.5.3
Family Care Home	P	P	P	P	P	P	P	P	P	P						
Group Care Facility	C	C	C	C			C	C	C	C	C		C	P		§9.5.4
Human Services Facility													P	P		§9.5.5
Libraries											P	P	P	P		
Museums and Art Galleries												P	C	P		§9.5.6
Post Offices, including Mail houses					P							P	P	P		
Public Facilities and Buildings						P			C	C			P	P	P	§9.5.7
Public Utility Substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.5.8
Religious Institutions	C	P	P	P	C		P	P	P	P	C	P	P	P		§9.5.9
Schools, Academic	C	C	C	C		C				C				C		§9.5.10
Schools, Business or Trade	C	C	C	C						C		C		C	C	§9.5.11
Transportation and Freight Terminals													P	P	P	
	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				

<b>Agricultural Uses</b>	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses			C	C				P	P	P		P	P	P	P	§9.6.1
Horse Farms		P	P	P	P			P	P	P						
Intensive Swine Farms										C						Article 16
Produce Stands								P		P			P	P	P	
<b>Recreational Uses</b>	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Airstrips, Private									P	C					C	§9.3.2
Amusement Park														C	C	§9.7.1
Bowling Alley												P	P	P	P	
Driving Range					C	C						C		C	C	§9.7.2
Go Cart and Motor Cross Tracks										C					C	§9.7.3
Golf Courses, Par 3				C	C	C					P			P		§9.7.4
Golf Courses				C	C	C					P					§9.7.4
Golf Courses, miniature golf												P		P		
Health Clubs and Gyms												P	P	P		
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recreation, Indoor												C	P	P		§9.7.5
Recreation, Outdoor					P	P			P	P		C	C	C		§9.7.6
Skating Rinks and Facilities													P	P	P	
Zoos				C						C				P	P	§9.7.7
<b>Temporary Uses</b>	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.1
Itinerant Merchant												P	P	P	P	§9.8.2
Manufactured Office as a Temporary Use												P	P	P	P	
Manufactured Home or Recreational Vehicle, Temporary Use	P	P	P	P			P	P	P	P						§9.8.3
Parking Lot, Temporary		P	P	P				P		P	P	P	P	P	P	
Secondary Temporary Dwelling (for hardship circumstances, usually family)									P	P						
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.4
Temporary Construction Building (must be removed within 30 days or receiving Certificate of Occupancy)	P	P	P	P							P	P	P	P		

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**General Use Rezoning from**  
**Highway Commercial (B-2) to Gated Community – Seven Lakes (GC-SL)**  
**ParID: 20050198, 20070132**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Goal 3: Optimize the Uses of Land Within the County of Moore.

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.
  - Action 3.1.1: Adopt policies that encourage development of mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County's established towns and villages.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.
  - Action 3.4.2: Encourage mixed-use developments along existing and planned infrastructure to reduce transportation needs.

2. The rezoning request is reasonable and in the public interest because the properties are owned by Seven Lakes Landowners Association and has direct access to Longleaf Drive which affords the land to be utilized by the Seven Lakes community.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the request by Planning Staff for a General Use Rezoning of the parcels known as ParID 20050198 and 20070132 as identified in Moore County tax records from Highway Commercial (B-2) to Gated Community – Seven Lakes (GC-SL).

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Rich Smith, Chair  
Moore County Planning Board

---

Date

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**General Use Rezoning from**  
**Highway Commercial (B-2) to Gated Community – Seven Lakes (GC-SL)**  
**ParID: 20050198, 20070132**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Goal 3: Optimize the Uses of Land Within the County of Moore.

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.
  - Action 3.1.1: Adopt policies that encourage development of mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County's established towns and villages.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.
  - Action 3.4.2: Encourage mixed-use developments along existing and planned infrastructure to reduce transportation needs.

2. The rezoning request is not reasonable and not in the public interest because the properties are located near Hwy 211 which is better suited for commercial development.

Therefore, the Moore County Planning Board recommends **DENIAL** of the request by Planning Staff for a General Use Rezoning of the parcel known as ParID 20050198 and 20070132 as identified in Moore County tax records from Highway Commercial (B-2) to Gated Community – Seven Lakes (GC-SL).

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Rich Smith, Chair  
Moore County Planning Board

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Date